



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, APRIL 14, 2009

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR, SUSAN KOEPP-BAKER
VICE-CHAIR, COMMISSIONER WAYNE TANDA
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER RALPH LYLE
COMMISSIONER JOHN A. MONIZ
COMMISSIONER JOSEPH H. MUELLER

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: March 10, 2009

PUBLIC HEARINGS:

- 1) **SAN JOSE TO MERCED HIGH-SPEED TRAIN PROJECT:** Information regarding the proposed project level Environmental Impact Report /Statement for the San Jose to Merced Section of the High-Speed Train System.

Recommendation: Discussion

- 2) **EMERGENCY OPERATIONS PLANNING FOR ANDERSON DAM:** Information item on the City's Office of Emergency Services and the Santa Clara Valley Water District's emergency planning relating to Anderson Dam.

Recommendation: Discussion

- 3) **USE PERMIT, UP-09-02: SAN PEDRO-T-MOBILE:** A request for approval of a Conditional Use Permit to legalize an existing wireless service provider. As part of the approval the applicant is requesting to replace 3 panel antennas and install additional equipment to the existing site. The site is located at 235 San Pedro Ave and is in a Light Industrial zoning district. (APN 817-11-066)

Recommendation: Open Public Hearing/Adopt Resolution approving the Use Permit application request.

- 4) **ZONING AMENDMENT, ZA-09-03: AMENDMENTS TO DESIGN REVIEW ZONING CHAPTER 18.74 AND TO CHAPTER 2.56 AND OTHER SECTIONS OF THE CITY OF MORGAN HILL MUNICIPAL CODE IN ORDER TO CEASE THE ARCHITECTURAL REVIEW BOARD:** Repeal of Chapter 2.56 and Amendment to Chapter 18.74 to remove Architectural Review Board (ARB) and to shift design permit (architectural and site review) authority to staff; and amendments to modify and clarify requirements and procedures related to review and action on design permits, including extensions and modifications of permits. Amendments to other sections of the Municipal Code to substitute "Community Development Director" in place of "Architectural Review Board".

Recommendation: Open Public Hearing/Adopt Resolution with recommendation to forward requests to the City Council for approval.

PLANNING COMMISSION AGENDA

APRIL 14, 2009

PAGE 3

- 5) **FINDING OF GENERAL PLAN CONSISTENCY FOR DRAFT FY2009/10 – 2013/14 CAPITAL IMPROVEMENTS PROGRAM (CIP):** The Planning Commission is requested to review the draft Five-Year Capital Improvements Program (CIP) for consistency with the Adopted 2001 General Plan.

Recommendation: Adopt Resolution with recommendation to forward the request to the City Council for approval.

- 6) **RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) QUARTERLY REPORT:** Quarterly review of the progress of residential projects that have been awarded building allocations under the City's Residential Development Control System.

Recommendation: Approve report, with recommendation to forward to the City Council for approval.

- 7) **MULTI-FAMILY VACANCY RATE REPORT:** Biannual review of apartment vacancy rate as required in accordance to the Morgan Hill Municipal Code, Chapter 17.36.

Recommendation: Approval of Multi-Family Vacancy Rate Report by minute action, with recommendation to forward to City Council for approval.

- 8) **PLANNING COMMISSION'S PARTICIPATION IN THE CARBON DIET CLUB:** Presentation and discussion on forming a Carbon Diet Club and potential meeting dates.

Recommendation: Discussion/consider a motion for the Commission to form a Carbon Diet Club.

TENTATIVE AGENDA FOR THE APRIL 28, 2009 MEETING

No items currently scheduled.

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE
AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the Planning Commission less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17555 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the Planning Commission. (Pursuant to Government Code 54957.5)



MEMORANDUM

To: PLANNING COMMISSION

Date: April 14, 2009

From: COMMUNITY DEVELOPMENT DEPARTMENT

Subject: SAN JOSE TO MERCED HIGH-SPEED TRAIN PROJECT

BACKGROUND

In July 2008, the California High-Speed Rail Authority (Authority) selected the Pacheco Pass to San Francisco via San Jose alternative as the preferred corridor and alignment for the future High-Speed Train (HST) service. In February 2009, the Authority issued a Notice of Preparation (NOP) and the Federal Railroad Administration issued a Notice of Intent for a Project EIR/EIS for the San Jose to Merced section of the HST system initiating the state environmental review process under the California Environmental Quality Act (CEQA) and federal environmental review process under the National Environmental Policy Act (NEPA).

The selected alignment for the San Jose to Merced section generally follows the Caltrain/Union Pacific Railroad corridor from San Jose to Gilroy. The preferred alignment for HST through Morgan Hill is on grade separated tracks located on or adjacent to the UP railroad tracks. From Gilroy, the corridor extends east through Pacheco Pass, generally following State Route 152 to the Central Valley and on to Merced. Stations are proposed in San Jose (Diridon Station), Gilroy and downtown Merced. The preferred station location in Gilroy is the current Caltrain Station. The Project EIR/EIS will examine site-specific impacts of the preferred alignment, station locations and HST operations between San Jose and Merced, and will identify specific mitigation measures as necessary. The NOP indicates that further engineering studies will be undertaken as part of this EIR/EIS process that will examine design options along the Caltrain/UPRR corridor and possible use of portions of parallel transportation corridors. The Planning Commission reviewed the NOP at their March 10, 2009 meeting and expressed a strong interest (and questions) regarding the HST service and requested a presentation by HST staff at a future Commission meeting. Staff from the High Speed Rail Authority and their consultant team will be attending the April 14 Planning Commission meeting to give the requested presentation.

The City Council reviewed the NOP at their March 18, 2009 meeting. The Council voted to recommend the EIR/EIS process includes design options for an alignment through Morgan Hill

along US Highway 101. The City believes this should be the preferred alignment in the EIR/EIS document.

A public EIR/EIS scoping meeting was held in Gilroy on March 26, 2009. Staff attended the meeting and provided the attached comment letter under the Mayor's signature. Exhibits from the scoping meeting are also attached to this report.

RECOMMENDATION

Receive presentation/Discussion.

Attachments:

City comment letter on NOP
San Jose to Merced Scoping Meeting Presentation Exhibits

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Morgan Hill, CA 95037-4128
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STEVE TATE
Mayor

March 25, 2009

Mr. Dan Leavitt, Deputy Director
California High Speed Rail Authority
925 L Street, Suite 1425
Sacramento, CA 95814

Subject: Notice of Preparation for the San Jose to Merced Section High-Speed Train Project
EIR/EIS

Dear Mr. Leavitt,

Thank you for the opportunity to comment on the California High-Speed Rail Authority's Notice of Preparation (NOP) and the Federal Railroad Administration's Notice of Intent for a Project EIR/EIS for the San Jose to Merced section of the HST system. Our City Council reviewed the document at its meeting of March 18, 2008. According to the NOP, the selected alignment for the San Jose to Merced section generally follows the Caltrain/Union Pacific Railroad corridor from San Jose to Gilroy. The NOP indicates that further engineering studies will be undertaken as part of this EIR/EIS process that will examine design options along the Caltrain/UPRR corridor and possible use of portions of parallel transportation corridors. The City recommends the EIR/EIS process include design options for an alignment through Morgan Hill along US Highway 101. The City believes this should be the preferred alignment in the EIR/EIS document. The existing UPRR rail corridor is constrained in several areas by existing development and the elevated/graded separated HST tracks and parallel security fencing will have an adverse effect by creating a barrier or divide within our community.

In addition to the environmental impact areas identified in the NOP, the EIR/EIS should evaluate the visual and aesthetic impact of the elevated HST tracks and the potential of flood inundation due to the failure of nearby Anderson Reservoir Dam. The reservoir, located east of Morgan Hill, is owned and maintained by the Santa Clara Valley Water District. The District is currently conducting a seismic safety evaluation of Anderson Dam.

Sincerely,

Steve Tate

Mayor

c: Morgan Hill Council Members
Ed Tewes, City Manager



MEMORANDUM

To: PLANNING COMMISSION

Date: April 14, 2009

From: Jennifer Ponce, Office of Emergency Services

Subject: Emergency Operations Planning for Anderson Dam

EXECUTIVE SUMMARY

In the unlikely event of a dam failure the following steps would be immediately taken;

- The Police Department (PD) or other first responding agency would notify residents to evacuate with public safety vehicle loudspeakers and potentially by door to door
 - Rescue operations would occur simultaneously
- The City Manager or PD would initiate the emergency notification system
- Residents would be given evacuation route instructions coordinated by PD, the Sheriff's Office, and CHP
- The EOC would be activated to coordinate resources

BACKGROUND

The City of Morgan Hill's Office of Emergency Services (OES) maintains the City's Emergency Operations Plan (EOP). The EOP sets the overall direction for preventing, planning, responding, and recovering from a disaster. Draft emergency guidelines outline specific response actions to be taken from the Emergency Operations Center (EOC).

The Santa Clara Valley Water District (SCVWD) maintains an Anderson Dam Emergency Action Plan (EAP). *The EAP identifies potential emergency conditions that may occur at Anderson Dam and specifies planned actions to be followed to minimize property damage and loss of life. It includes Flood Inundation Maps to show emergency management authorities the critical areas requiring action in case of an emergency.* Two potential dam emergency situations are addressed in the EAP; failure is imminent or has occurred and potential failure situation is developing.

The City of Morgan Hill's EOC staff are pre-designated members who train together annually to coordinate the response efforts of a disaster; such as fires, floods, earthquakes, and civil unrest. In December of 2007 EOC staff went through a flood exercise that included overtopping of Anderson Dam. The EOC was last activated in January 2008 due to flooding.

The City of Morgan Hill's OES and EOC staff coordinate and train with the County of Santa Clara's Office of Emergency Services in disaster preparedness and response. The City is part of a mutual aid agreement where emergency responding agencies assist each other when resources are overwhelmed.

The City of Morgan Hill (and County of Santa Clara) is currently implementing an emergency notification system. The system is similar to the Reverse 911 system used last year during the San Diego wildfires to alert residents to evacuate their homes. If an emergency were to happen in Morgan Hill today this system could be used.

CURRENT DAM SAFETY STATUS

In January 2009 SCVWD completed a preliminary safety evaluation of Anderson Dam and discovered preliminary evidence of potential dam failure. The preliminary study indicated the possibility that the dam could sustain serious damage after a major earthquake along the Calaveras or Coyote faults, such that damage to the foundation could cause the dam to slump. Depending on the magnitude of the slump and the depth of water behind the dam, there could be an uncontrolled release of water.

The SCVWD has started a comprehensive Anderson Dam safety evaluation, as noted in the attached press release dated 4/3/09. We are told the study could take up to a year to complete, but within a few months data will be collected and shared to confirm or refute the preliminary findings.

CONCLUSION

The City of Morgan Hill and County of Santa Clara have reasonable planning efforts in place to notify and respond quickly in the event of a dam failure. Those efforts will continue to be exercised and improved upon when areas for improvement are identified.

Media Advisory

Contact: Susan Siravo
Office: (408) 265-2607, ext. 2290
Mobile: (408) 398-0754

Anderson Dam Seismic Study Underway

Event: The Santa Clara Valley Water District has begun work on a comprehensive study to determine the seismic safety of Anderson Dam. Media is invited to visit the site and see the work in progress. Several rigs are drilling into the dam's foundation to determine if alluvial materials are present.

When: Friday, April 3, 2009, 10 a.m.

Where: Anderson Dam, Cochrane Road, Morgan Hill
(Public parking lot at the base of the dam)

Who: Water district staff engineers

Background: In January 2009, the water district informed the public of the results of a preliminary evaluation showing how Anderson Dam could be affected if a major earthquake were to hit the Calaveras or Coyote Creek faults. The district has since embarked upon an in-depth study to determine the seismic stability of the dam. Drilling is currently underway and over the next three months, crews plan to drill twenty different sites.

By drilling down into the dam's foundation, between 50 to 200 feet deep, engineering geologists and geotechnical engineers can examine and test the various layers of dam embankment and foundation for seismic stability.

As the drill penetrates the earth, a core is being produced. As it leaves the drill, the core is encased in plastic to preserve it. The core can then be analyzed to determine the different layers of the shell and dam foundation. The geologists and engineers are trying to determine the extent of alluvial materials under the shell.

Another phase of this project will include digging to locate the Range Front Fault. By locating this fault we hope to determine how it could affect our dam. This portion of the project will begin after environmental clearances are obtained, and should be completed between mid-summer and late-fall 2009.

This project is being overseen by both the California Division of Safety of Dams which has jurisdiction over all California dams, and the Federal Energy Regulatory Commission, which also has jurisdiction over Anderson Dam.

The water district plans to complete seismic safety evaluations on eight of its dams by 2013.

The Santa Clara Valley Water District manages water resources and provides stewardship for the county's five watersheds, including 10 reservoirs, hundreds of miles of streams and groundwater basins. The water district also provides flood protection throughout Santa Clara County.

If you have any questions, please let me know.

Scott Wilson, P.E.
Associate Civil Engineer
Office of Government Relations
Santa Clara Valley Water District
(408) 265-2607, extension 2621
SWilson@valleywater.org

Santa Clara Valley Water District 



MEMORANDUM

To: PLANNING COMMISSION

Date: April 14, 2009

From: COMMUNITY DEVELOPMENT DEPARTMENT

Subject: CONDITIONAL USE PERMIT APPLICATION, UP-09-02: SAN PEDRO-T-MOBILE

REQUEST

The applicant is requesting approval for a Conditional Use Permit to legalize an existing wireless service provider. As part of the approval the applicant is requesting to replace 3 panel antennas and install additional equipment to the existing site. The site is located at 235 San Pedro Ave and is in a Light Industrial zoning district. (APN 817-11-066)

RECOMMENDATION

Environmental Assessment:	This action is categorically exempt from further environmental assessment under section 15302 of the California Environmental Quality Act.
Application UP-08-03:	Adopt Resolution approving the Conditional Use Permit
Processing Deadline:	September 26, 2009

SITE DESCRIPTION

Location:	235 San Pedro Ave
Site Area:	~9 acres
Zoning:	General Industrial
General Plan:	Industrial
Existing Uses:	Industrial

CASE ANALYSIS

The applicant is currently operating a wireless communication facility on the site. The existing equipment was installed in 1995 with a building permit, however, the conditional use permit requirement must have been overlooked at the time of building permit issuance. At this time, the applicant is proposing to replace three of the six existing antennas and the installation of additional equipment. Approval of the conditional use permit (CUP) will bring the existing use in compliance with the current zoning code.

The building permit issued in 1995 was for roof mounted equipment consisting of six panel antennas, approximately 48"H x 7"W x 3"D, generally mounted on the southern portion of the building (closest to San Pedro Ave and Railroad Ave). The building height is approximately 25' and the antennas project about 5' above the roofline. In addition, a fenced equipment cabinet area, approximately 10' x 21', was installed on the southern side of the building. The applicant is proposing to replace three of the antennas with new antennas measuring approximately 53"H x 7"W x 3"D. In addition, the applicant is proposing to install three roof mounted RRU Cabinets (Remote Radio Units) which will not be visible because of the parapet of the existing building. A new small equipment cabinet (6'H x 2'W x 1'D) will be installed in the fenced in equipment area.

USE PERMIT FINDINGS

The required findings for a Conditional Use Permit are contained in Section 18.54.050 of the Municipal Code and read as follows:

- A. The site is suitable and adequate for the proposed use.
- B. The proposed use and design would not have a substantial adverse effect on traffic circulation and on the planned capacity of the street system.
- C. The proposed use at the location will not adversely affect the peace, health, safety, morals, or welfare of persons residing or working in the surrounding area, or impair the utility or value of property of other persons located in vicinity of site, or be detrimental to public health, safety or general welfare.
- D. The design of the project is compatible with existing and proposed development within the district and its surroundings.

Site Suitability:

The site is located in a General Industrial zoning district. The primary use of the building is for the production and shipping of packaging materials. To the west of the parcel is the railroad

tracks and the South County Industrial Park. To the east is a church (located in MG zoning with a CUP), Butterfield Blvd and multi-family residences (approximately 560ft from location of antennas). To the north is multi-family residences (closest residence is approximately 650ft from location of antennas). To the south is zoned for industrial.

Based on the zoning district, current land uses, and proximity to other uses, staff finds the site is suitable and adequate for the use.

Circulation:

Access to the site will be provided via San Pedro Ave. The use will be unmanned. A technician may visit the site once a month for routine maintenance. The proposed use would not have a substantial adverse effect on traffic circulation or on the planned capacity of the street system.

General Welfare:

The proposed use would not have an affect on the peace, health, safety, morals or welfare of persons residing or working in the surrounding area, or impair the utility or value of property of other persons located in the vicinity of the site, or be detrimental to the public health, safety or general welfare.

A Radio Frequency (RF) report has been completed (see attachments). The RF report determined that the maximum calculated cumulative RF exposure level at ground for the proposed T-Mobile use is 0.016 mW/cm^2 , which is 1.6% of the applicable public exposure limit; and the maximum calculated level at the second-floor elevation of any nearby building is 2.2% of the public exposure limit (located at approximately 170 feet away). As noted in the report, the results include several "worst case" assumptions and therefore are expected to overstate actual power density levels.

An RF report will be required after the use of the proposed equipment commences. The RF report will evaluate the cumulative exposure of all equipment in use.

Design:

The building height is approximately 25' and the antennas currently project about 5' above the roofline. The applicant is proposing to replace three of the antennas with new antennas measuring approximately 53"H x 7"W x 3"D (approximately 5in wider than the current antennas). There will be little or no visual difference when viewed from the ground or from the public right-of-way. In addition, the applicant is proposing to install three roof mounted RRU Cabinets (Remote Radio Units) which will not be visible because of the parapet of the existing building. There is sufficient landscaping including tall trees along the front property line that screen the buildings and antennas.

A fenced equipment cabinet area, approximately 10' x 21', was installed on the southern side of the building. The fencing is chain-link type with vinyl slats for screening. A new small equipment cabinet (6'H x 2'W x 1'D) will be installed in the fenced in equipment area. The fenced area has some landscaping surrounding it which provides minimal screening.

RECOMMENDATION

Staff recommends approval of the conditional use permit subject to the findings and conditions contained in the attached Resolution.

Attachments:

Attachment 1: Resolution

Attachment 2: Photos

Attachment 3: Statement of Proposed Operations/RF Study

Attachment 4: Vicinity Map

Attachment 5: Site Plans

RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF MORGAN HILL APPROVING A
CONDITIONAL USE PERMIT TO ALLOW FOR THE USE
OF TELECOMMUNICATIONS ANTENNAS AND
ASSOCIATED EQUIPMENT CABINETS FOR WIRELESS
COMMUNICATION SERVICES AT 235 SAN PEDRO AVE
(APN 817-11-066)**

WHEREAS, such request was considered by the Planning Commission at their regular meeting of April 14, 2008, at which time the Planning Commission approved application UP-09-02: San Pedro-T-Mobile; and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

**NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES
RESOLVE AS FOLLOWS:**

SECTION 1. The approved project is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. The project is categorically exempt from CEQA under Section 15302, Replacement or Reconstruction.

SECTION 3. The approved conditional use has been found consistent with the criteria for use permit approval contained in Section 18.54.050 of the Zoning Code.

SECTION 4. The approved use permit is limited to the replacement of three roof mounted panel antennas, installation of three roof mounted RRU cabinets, and the installation of an equipment area enclosed by security fencing as shown in that certain series of documents submitted by T-Mobile dated February 25, 2009 (date of receipt) on file with the Planning Division.

SECTION 5. The approved project shall be subject to the conditions as identified in the set of standard conditions attached hereto, as exhibit "A", and by this reference incorporated herein.

**PASSED AND ADOPTED THIS 14TH DAY OF APRIL, 2009, AT A REGULAR
MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:**

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST:

APPROVED:

FRANCES O. SMITH, Deputy City Clerk

SUSAN KOEPP-BAKER, Chair

AFFIDAVIT

I, _____, applicant, hereby agree to accept and abide by the terms and conditions specified in this resolution.

_____, Applicant

Date: _____

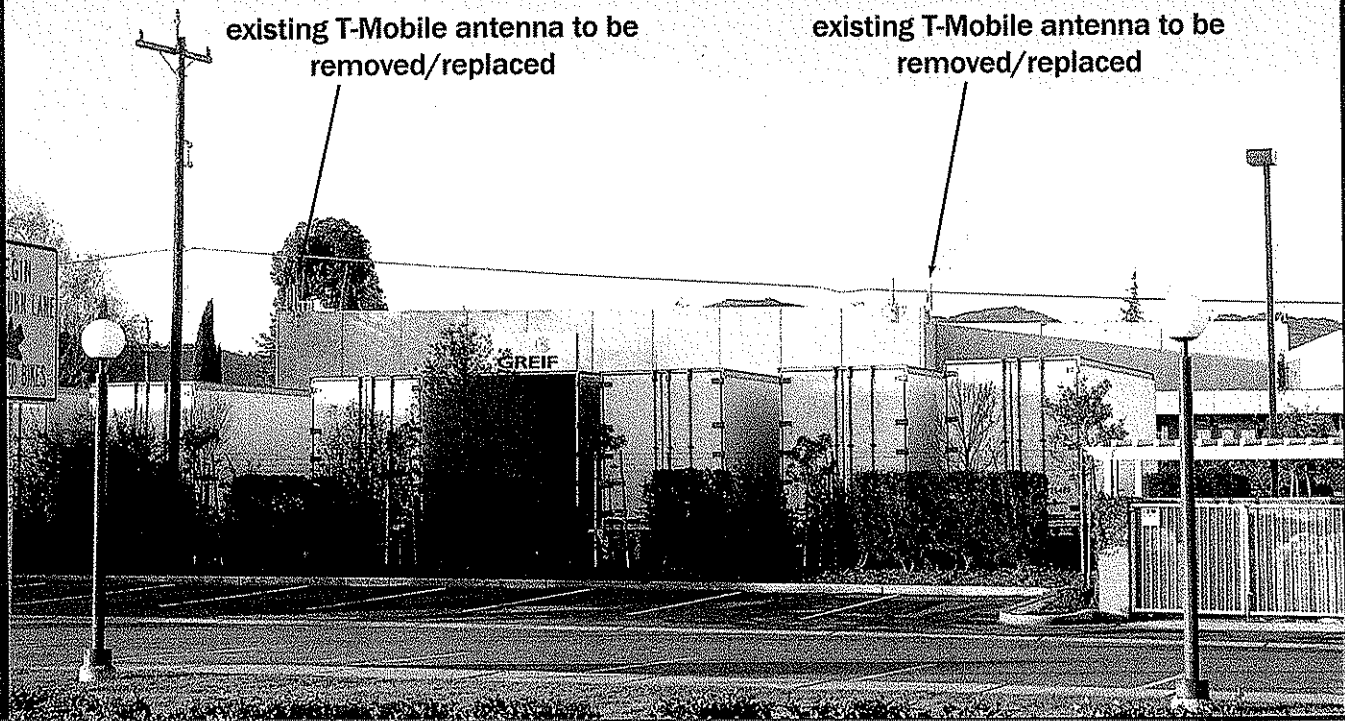
EXHIBIT A
UP-09-02: San Pedro-T-Mobile

1. The Conditional Use Permit approval granted under this Resolution shall remain in effect for twenty four (24) months to April 14, 2011. Failure to commence the use within this term shall result in termination of approval unless an extension of time is granted with a showing of just cause prior to the expiration date.(MHMC 18.54.070 A)
2. The Community Development Department shall conduct an annual review of the approved use for compliance with specified conditions. The Department may initiate corrective action as specified in the aforementioned Code Section if necessary to ensure compliance with said conditions. (MHMC 18.54.090)
3. The use shall operate consistent with the applicant's Statement of Proposed Operations, date stamped February 25, 2009 on file with the Planning Division.
4. Defense and indemnity. Applicant agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, injuries, costs and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against City by reason of its approval of this conditional use permit approval. In addition, applicant shall pay all pre-tender litigation costs incurred on behalf of the City including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals, but shall not be required to pay any litigation from the City. However, applicant shall continue to pay reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted. The undersigned hereby represents that they are fully empowered by the applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by applicant to be bound by such conditions.
5. Submit two (2) signed copies of Resolution No. _____ to the Planning Division prior to issuance of building permits.
6. The proposed antennas shall be painted to match the color of the building they are being attached to. Submit color samples with building permit application. (Planning)
7. The equipment owner must remove the equipment (or will be financially responsible) if the site is abandoned or replaced with newer equipment. (Planning)
8. Following the commencement of operations, field test shall be conducted to ensure radio frequency electromagnetic field exposure do not exceed Federal guidelines. The results of the test shall be submitted to the Morgan Hill Planning Division. (Planning)
9. RF warning signs in English and Spanish shall be posted around the equipment cabinet. Warning signs shall be posted at the roof access ladder and antennas per recommendations found in the RF study and to meet FCC-adopted guidelines. (Planning)

10. There shall be joint use of the facility with emergency services of the City of Morgan, dependent upon technological feasibility. (Planning)

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Existing

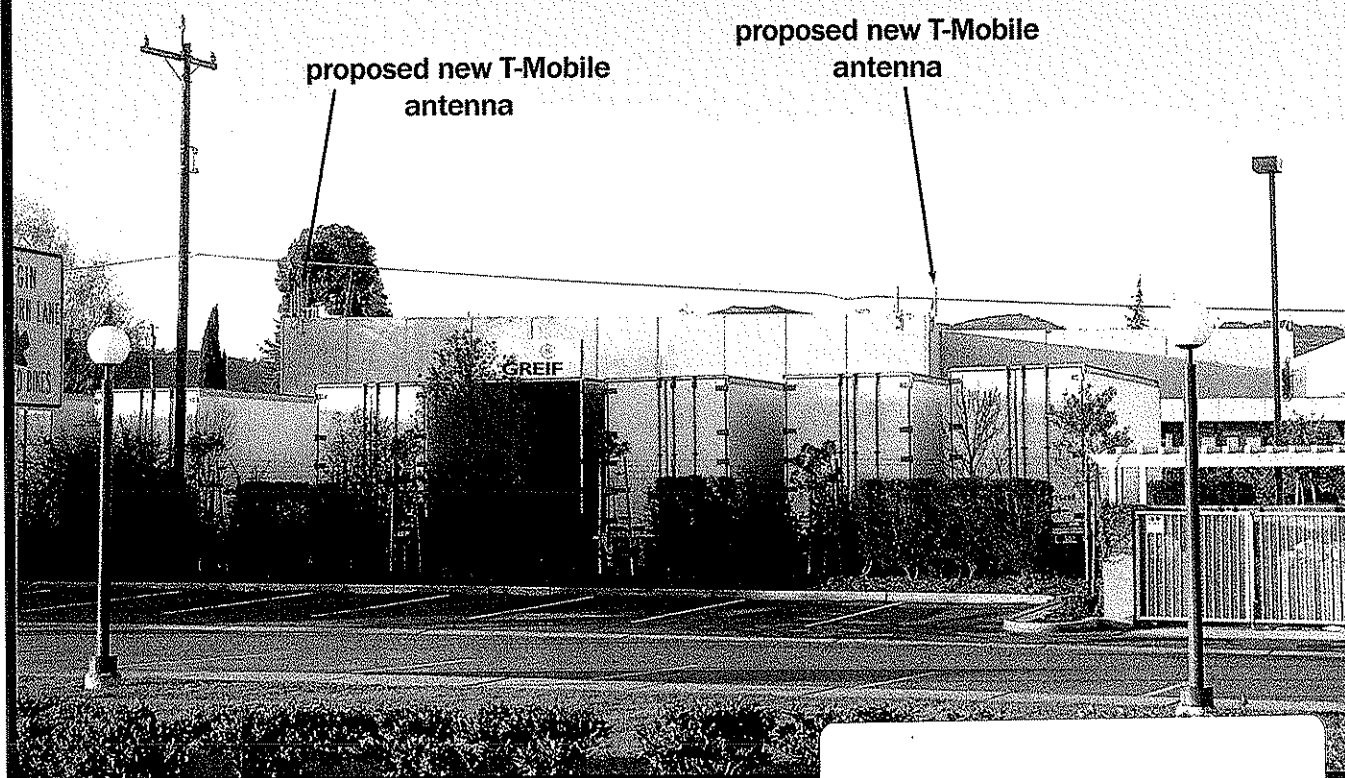


T-Mobile

SF04833A SF833 Barrett Avenue

235 San Pedro Ave.
Morgan Hill, CA 95037

Proposed



Photosimulation of the proposed telecommunication facility as seen looking north from San Pedro Avenue

Existing

existing T-Mobile antenna to be
removed/replaced

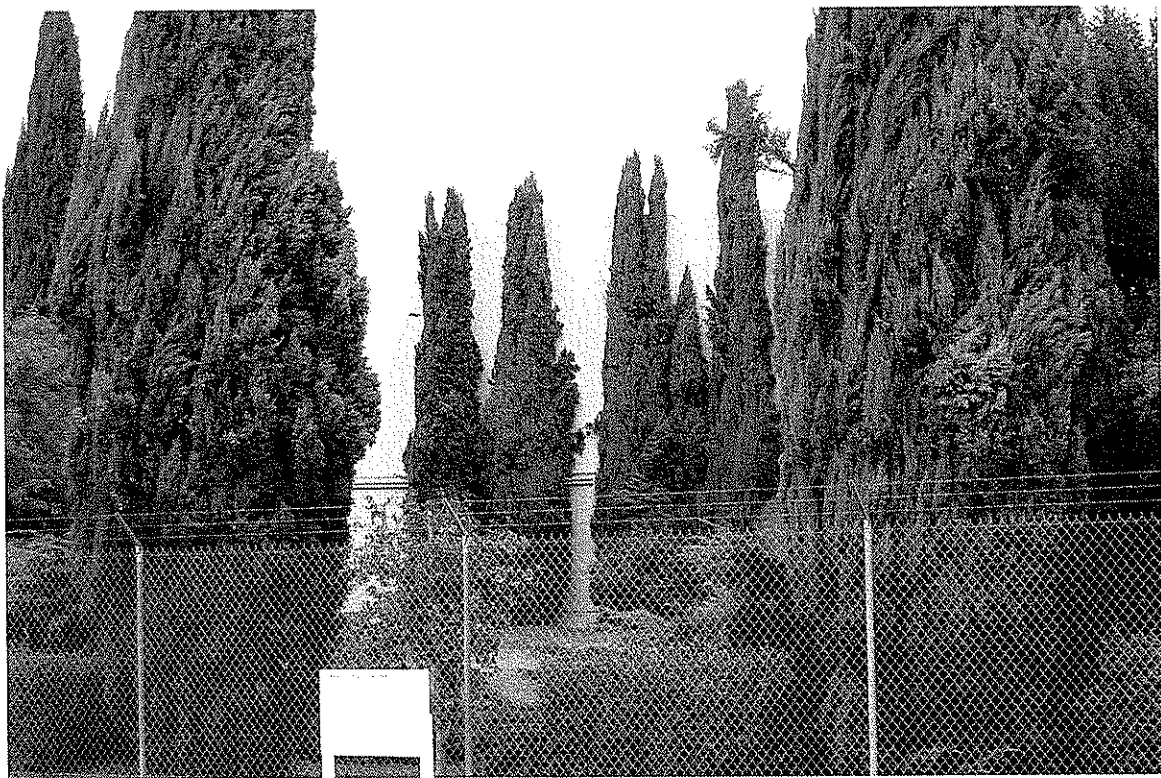
T-Mobile

SF04833A SF833 Barrett Avenue

235 San Pedro Ave.
Morgan Hill, CA 95037

Proposed

proposed new T-Mobile
antenna



FEB 25 2009

CITY OF MORGAN HILL

STATEMENT OF PROPOSED OPERATIONS

T-Mobile Site SF04833A
235 San Pedro Avenue, Morgan Hill, CA 95037

The facility is an existing, un-staffed, wireless telecommunications antenna cell site, operating 24/7, and providing Federally mandated E911 communications support.

Approximately one vehicle trip per month is generated by staff visiting the site for maintenance and service.

Batteries for back up power during electrical power outages are located in the existing equipment cabinets. There is no generator associated with this facility. If generator power was required for any reason, the appropriate approvals would be secured from the City under separate permit.

**T-Mobile • Base Station No. SF04833A
235 San Pedro Avenue • Morgan Hill, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of T-Mobile, a personal wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. SF04833A) located at 235 San Pedro Avenue in Morgan Hill, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. In Docket 93-62, effective October 15, 1997, the FCC adopted the human exposure limits for field strength and power density recommended in Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar exposure limits. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Broadband Radio ("BRS")	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Advanced Wireless ("AWS")	2,100	5.00	1.00
Personal Communication ("PCS")	1,950	5.00	1.00
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio ("SMR")	855	2.85	0.57
Long Term Evolution ("LTE")	700	2.33	0.47
[most restrictive frequency range]	30-300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The



**T-Mobile • Base Station No. SF04833A
235 San Pedro Avenue • Morgan Hill, California**

transceivers are often located at ground level and are connected to the antennas by coaxial cables about 1 inch thick. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by T-Mobile, including drawings by Delta Groups Engineering, Inc., dated January 20, 2006, that carrier presently has installed six Andrew 958DD90T2E directional panel antennas on poles attached to the sides of the industrial building located at 235 San Pedro Avenue in Morgan Hill. It is proposed to replace three of those antennas with RFS Model APXV18-206516-C-A20, to provide additional service. All six antennas would be mounted with up to 2° downtilt at an effective height of about 28 feet above ground, 3 feet above the roof, and would be oriented in pairs toward 0°T, 120°T, and 240°T. The maximum effective radiated power in any direction would be 2,480 watts, representing simultaneous operation at 1,680 watts for PCS and 800 watts for AWS. There are reported no other wireless telecommunications base stations installed nearby.

Study Results

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed T-Mobile operation is calculated to be 0.016 mW/cm², which is 1.6% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building* is

* Located at least 170 feet away, according to aerial photographs from Google Maps.



**T-Mobile • Base Station No. SF04833A
235 San Pedro Avenue • Morgan Hill, California**

2.2% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels.

Recommended Mitigation Measures

Due to their mounting locations, the T-Mobile antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 3 feet in front of the T-Mobile antennas themselves, such as might occur during building maintenance activities, should be allowed while the site is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs[†] at the roof access ladder and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the T-Mobile base station located at 235 San Pedro Avenue in Morgan Hill, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Posting of explanatory signs is recommended to establish compliance with occupational exposure limitations.

[†] Warning signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

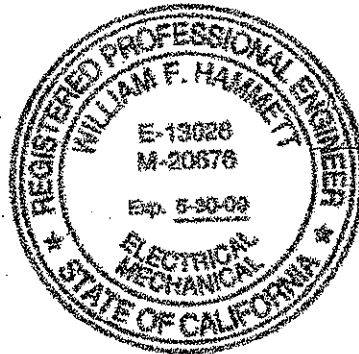


**T-Mobile • Base Station No. SF04833A
235 San Pedro Avenue • Morgan Hill, California**

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2009. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

February 24, 2009



William F. Hammett
William F. Hammett, P.E.



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

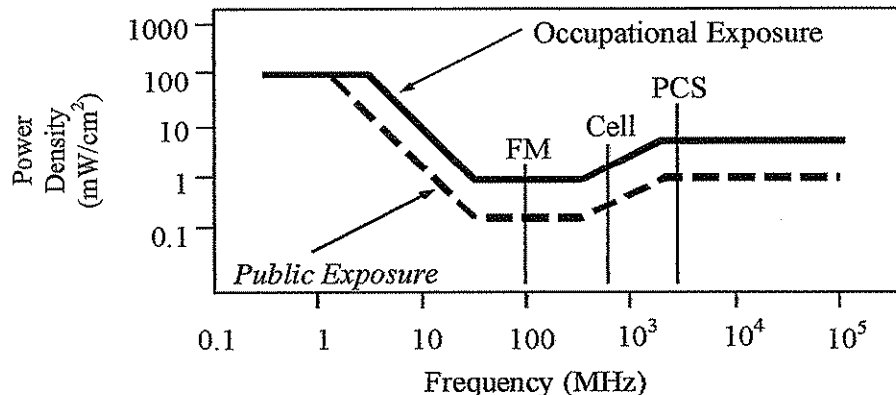
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Page 4 of 4

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and

P_{net} = net power input to the antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of the antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

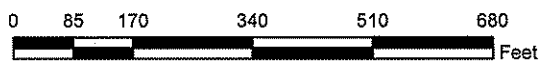
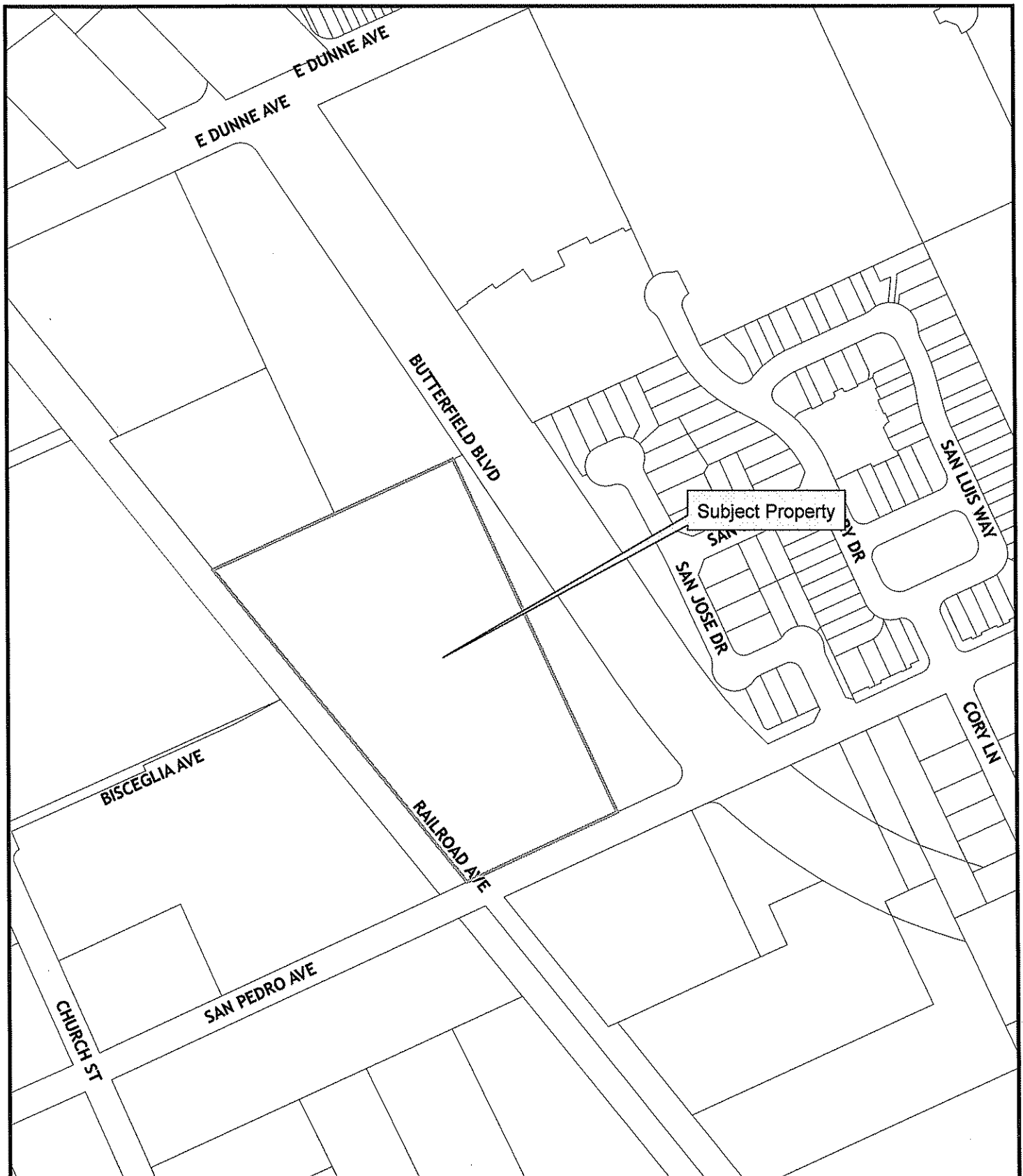
where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 ($1.6 \times 1.6 = 2.56$). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.





235 San Pedro Ave

**UP-09-02: San Pedro-T-Mobile
Vicinity Map**





MEMORANDUM

To: PLANNING COMMISSION

Date: April 14, 2009

From: COMMUNITY DEVELOPMENT DEPARTMENT

Subject: ZONING AMENDMENT, ZA-09-03: AMENDMENTS TO DESIGN REVIEW ZONING CHAPTER 18.74 AND TO CHAPTER 2.56 AND OTHER SECTIONS OF THE CITY OF MORGAN HILL MUNICIPAL CODE IN ORDER TO CEASE THE ARCHITECTURAL REVIEW BOARD: Repeal of Chapter 2.56 and Amendment to Chapter 18.74 to remove Architectural Review Board (ARB) and to shift design permit (architectural and site review) authority to staff; and amendments to modify and clarify requirements and procedures related to review and action on design permits, including extensions and modifications of permits. Amendments to other sections of the Municipal Code to substitute "Community Development Director" in place of "Architectural Review Board".

The City Council has determined to disband the Architectural Review Board and have Design Permits acted upon by the Community Development Director or designated staff.

The attached Design Review Chapter shows the recommended changes to accomplish this change, and to make adjustments to certain permit modification and extension provisions.

As part of a supplementary transmittal related to this item, staff will forward other sections of the Zoning Ordinance and Municipal Code on Monday April 13th, which will show other code sections that will need to be changed in order to effectuate the City Council's direction.

Chapter 2.562008: Ord. 1608 N.S. § 1, 2003: Ord. 1495 N.S. § 2
(part), 2001)**ARCHITECTURAL AND SITE REVIEW
BOARD****Sections:**

- 2.56.010** **Intent—Finding.**
2.56.020 **Membership.**
2.56.030 **Terms of office.**

2.56.010 **Intent—Finding.**

The individuals appointed to the office of the architectural and site review board (ARB) are intended to represent and further the interest of the architectural profession, including landscape architects, and such representation will ultimately serve the public interest. Accordingly, the city council finds that for purposes of persons who hold office of a member of the ARB, the architectural and landscape profession is tantamount to and constitutes the public generally within the meaning of Section 87103 of the California Government Code, or as amended. (Ord. 1495 N.S. § 2 (part), 2001)

*repeal***2.56.020** **Membership.**

A. The city ARB shall consist of five members. Members of the ARB must represent one of the following professions or areas of expertise: a registered architect or design professional in a related field selected by the city council; a landscape architect (or horticulturist); a licensed general contractor (or a similarly qualified individual representing the construction industry); and two other persons with experience in city planning, graphic design or a broad knowledge of plant material, building design or of other physical design professions associated with the development process. The city council may appoint any combination of the above areas, as deemed appropriate. (Ord. 1778 N.S. § 6, 2006; Ord. 1510 N.S. § 1, 2001; Ord. 1495 N.S. § 2 (part), 2001)

2.56.030 **Terms of office.**

Board members shall be appointed for terms of two years commencing on June 1st, and expire two years later on June 1st. (Ord. 1874 N.S. §1 (part),

Chapter 18.74

DESIGN REVIEW

- 18.74.010 Findings and policy.**
- 18.74.020 Purpose of provisions.**
- 18.74.030 Design permit -- Community Development Director**
- 18.74.040 Design permit -- Exemptions and Modifications**
- 18.74.050 Design Standards and Guidelines.**
- 18.74.051 Design Permits—Findings for Approval.**
- 18.74.060 Sensitive sites—Designated.**
- 18.74.070 Applications for approval--Filing.**
- 18.74.080 Plan review—Submittal of material.**
- 18.74.090 Plan review--Determination.**
- 18.74.100 Environmental review.**
- 18.74.110 Notice requirements.**
- 18.74.120 Appeals.**
- 18.74.130 Expiration of approval--Extensions.**
- 18.74.140 Revocation of approval.**
- 18.74.150 Landscaping—Maintenance Agreement.**
- 18.74.160 Landscaping—General Maintenance Requirements.**
- 18.74.170 Landscaping--Compliance and enforcement.**

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Director.

(Ord. 1878 N.S. §1, 2008)

18.74.010 Findings and policy.

The city council finds and declares:

A. That the city of Morgan Hill is a city with unique characteristics, ideal climatic conditions, spectacular natural ridgelines and vistas, sensitive habitat areas, seismic and floodplain hazards and scenic natural features. It is these characteristics which attract a significant number of visitors to the city and enhance the quality of life of the residents while also requiring careful review of proposed developments;

B. That all of these factors constitute an important economic base for the city, for residents of the community, and visitors to the city;

C. That the appearance of buildings, structures and the land, as viewed from public streets, places and ways, has a material and substantial relationship to property values and the taxable value of property in the city;

D. That to protect the economic welfare of the community, it is the policy of the city to protect, maintain and enhance the social and economic values created by past and present investments in the community by requiring future development to respect these traditions and require that buildings and structures placed on the land to respect natural land forms and waterways, and become a compatible part of the total community environment, both in the local neighborhood and the city as a whole;

E. To ensure public health, safety and welfare and to protect sensitive environmental resources, it is the policy of the city to apply special design criteria for development within identified sensitive sites.

F. That such policy will be realized through establishing a requirement for a Design Permit issued by the City of Morgan Hill, and through use of adopted design standards and guidelines in reviewing applications for Design Permits for proposed developments to assure conformance with applicable policies and standards. (Ord. 1495 N.S. ' 24, 2001; Ord. 1111 N.S. ' 28, 1992; Ord. 528 N.S. ' A (part), 1980)

G. Review and approval of a Design Permit by the Community Development Director shall be known as Design Permit approval or Architectural and Site Review.

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Deleted: . H. The board may adopt rules, regulations and procedures for transaction of business. These shall become effective only upon approval of the city council.¶

18.74.020 Purpose of provisions.

The purpose of this chapter is to:

A. Recognize the interdependence of land values and aesthetics, and to provide a method by which the city may implement this interdependence to the community's benefit;

B. Preserve and enhance the beauty and environmental amenities of the city by:

1. Preserving and enhancing the natural beauties of the land and man-made environment, and the enjoyment thereof,

2. Maintaining and improving the qualities of and relationships between individual buildings, structures and physical development in such a manner as to best contribute to the amenities and attractiveness of the city;

3. Protecting and insuring the adequacy and usefulness of public and private developments as they relate to each other and the neighborhood area;

C. Promote and protect the safety, convenience, comfort, prosperity and general welfare of the citizens of the city by:

1. Stimulating creative design for individual buildings and structures, and other physical improvements,

2. Encouraging the innovative use of materials, methods and techniques,

3. Preserving balance and harmony within neighborhoods,

4. Integrating the functions, appearance and locations of buildings and improvements so

as to best achieve a balance between private prerogatives and preferences and the public interest and welfare.

5. Requiring careful planning and implementation of development on sensitive sites and sensitive areas as defined by this chapter.

18.74.030 Design permit --Community Development Director

Deleted: Architectural Review Board.

A. Except as otherwise provided in this code, the Community Development Director or staff designee shall review and approve of a design permit for the following types of development prior to issuance of a building permit or any other authorizing permit. Fees for design permits will correlate to the degree of the project: minor project, major project, modifications to projects,

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1. Residential development resulting in 3 or more dwelling units, however the construction of even one new or additional dwelling unit on a sensitive site as defined in section 18.74.060 of this chapter is subject to the Design Permit requirement.

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2. Plans for all new significant non-residential structures or any significant physical site improvements.

3. Significant additions to, or extension of, existing buildings, structures or other physical site improvements which are visible from a public right of way.

4. Additions to existing residences and/or which change the existing height of the structure, and construction of accessory structures including secondary dwelling units or guest houses, for projects located on a sensitive site as defined in section 18.74.060 of this chapter.

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5. Site alterations resulting in a change of topography which are greater than 20 percent of the currently developed site area or the grading of more than 50 cubic yards on slopes in excess of 10 percent, and all grading and site work located on a sensitive site as defined in section 18.74.060 of this chapter.

6. Relocation of existing buildings, structures or other physical site improvements

7. Major, significant exterior change to existing buildings, structures or other site improvements.

8. All significant city projects, including but not limited to municipal buildings, parks and open spaces, landscaping within the right-of-way and street furniture. For City projects the Community Development Director shall act in an advisory role, forwarding a recommendation to the City Council, except that minor projects, or modifications to existing projects or to Design Permits approved by the City Council may be approved by the Director.

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9. Any alterations, site improvements or construction the community development director determines not to be minor in nature or which may adversely affect the environment or adjacent development.

B. Design permits are not required for the construction or alteration of a single family custom home or single duplex development unless otherwise noted in Section A above, relating to certain activities on sensitive sites.

C. The community development director shall make the determination on what is considered a significant or major architectural, site or landscape modification. Decisions of the community development director may be appealed to the planning commission in accordance with section 18.74.120 of this chapter.

D. The Community Development Director shall have the authority to determine that the he or she shall act in an advisory capacity rather than a decision making capacity such that the Director provides recommendations to the Planning Commission and/or City Council.

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18.74.040 Design permit - Exemptions and Modifications

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A. Design permits are not required for the construction or alteration of a single family custom home or single duplex development unless otherwise noted in sections relating to the certain activities on sensitive sites.

Deleted: <#>Except as otherwise provided in this code, the Community Development Director shall review and approve of a design permit for the following site, landscape and architectural modifications prior to issuance of a building permit or any other authorizing permit.¶

B. The community development director shall have the authority to refer applications usually considered by the director to Planning Commission or City Council for consideration and action.

<#>One dwelling unit development on a sensitive site as defined in section 18.74.060 of this chapter. ¶

C. The Community Development Director may exempt minor or incidental modifications from the design permit requirement. Minor or incidental modifications include but are not limited to the following:

<#>Site alterations resulting in a change in topography which are less than 20 percent of the currently developed site area or the grading of more than 50 cubic yards on slopes in excess of 10 percent.¶

1. Building additions less than 500 sq. ft. which will not be visible from a public right of way.

<#>Construction of accessory structures including secondary dwelling units or guest house on a sensitive site as defined in section 18.74.060 of this chapter. ¶

2. Any exterior modifications that will not be visible from any public right of way

<#>Additions to existing structures which are less than 50 percent of the structure's current size and will not change the existing height of the structure located on a sensitive site as defined in section 18.74.060 of this chapter. ¶

3. Parking lot resurfacing and re-striping, or minor alterations to parking lots, provided at least the same number of spaces are provided and/or the parking requirement is met.

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4. Replacement of existing windows and/or doors

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5. The addition of windows and/or doors

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6. Replacement of roofing materials

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7. Re-painting or retexturing with similar or higher quality materials

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8. The addition of plant material and/or planter areas that constitute less than

20 percent of the overall site

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9. The removal or modification of a minor amount of existing landscape area

10. The replacement of existing awnings or trellises, or the addition of an awnings or trellises less than 5 ft. in width.

11. Replacement of existing walls and fencing.
12. Addition or relocation of trash enclosures.
13. The addition of mechanical screens.
14. The addition or replacement of light fixtures.
15. The remodel or addition of ramps, pathways or parking to accommodate the requirements of Federal, State or local accessibility laws.
16. Murals and murals that include signage which are in accordance with 18.76 of the Municipal Code and any applicable area plan or the Downtown Plan.

18.74.050 Design Standards and Guidelines.

A. The community development department shall maintain a handbook containing city design standards and guidelines for site planning, landscape design and maintenance, architecture, and signs. Periodic revisions to the handbook shall be conducted by the planning commission and City Council in order to respond to aesthetic and environmental concerns of the community.

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B. All construction, site improvements and landscaping shall be completed in substantial conformance with all applicable provisions within the Design Standards and Guidelines handbook unless otherwise determined by the community development director, Planning Commission or City Council.

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18.74.051 Design Permits—Findings for Approval.

The community development director, Planning Commission or City Council, as part of the approval of a design permit may require conditions of approval in order to create or maintain substantial conformance with all applicable provisions within the design handbook; unless otherwise determined in accordance with Section 18.74.050(B) above. Findings required for approval of a design permit include:

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1. That the proposed construction/alterations are in substantial conformance with the General Plan, Zoning Ordinance, and any applicable plans adopted by the City.

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2. The proposed construction/alteration is in substantial conformance with all applicable design standards and guidelines, as contained in the Design Review Handbook.

3. The construction/alteration will not have significant adverse effects on the public health, safety and welfare.

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18.74.060 Sensitive sites—Designated.

A. The community development director is empowered to require design permit approval for projects located on certain sensitive sites, where review normally would not be required.

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The decision of the community development director to designate a site as sensitive may be appealed to the planning commission under Section 18.74.120 of this chapter.

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B. A site shall be considered sensitive when:

1. It involves a notable feature such as a hillside, ridgeline, watercourse, major drainage way or floodplain;

2. It contains or is immediately adjacent to a mapped riparian habitat area or a mapped critical habitat for federally listed endangered species.

3. It is situated within a Seismic Combining District as defined in Chapter 18.42.

4. It has slopes in excess of 10 percent or is within the Hillside Combining District as defined in chapter 18.44.

5. It is situated within a Geologic Combining District as defined in Chapter 18.45.

6. It is within 200 ft. of a lake or shore

7. It is within 50 ft. of a stream or watercourse.

8. It contains known, mapped, potentially significant or listed cultural or historic resources as defined in Chapter 18.75 Historical Resources.

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18.74.070 Applications for approval--Filing.

Design permit approval shall be obtained prior to filing for a building permit. Application for design permit review shall be filed with the community development department. The application shall be accompanied by a filing fee according to the schedule set forth in the resolution establishing fees and charges for various municipal services. The schedule of fees for design permits will correlate to the degree of the project: minor project, major project, modifications to projects. The application shall also include required technical documents, plans, information and displays as required by the community development department.

18.74.080 Plan review—Submittal of material.

All filing fees as set by resolution of the city council, environmental assessment and design permit application forms, and required plans, drawings, data, and other supplemental information deemed necessary by the community development director must be submitted to the community development department in order to deem an application complete.

18.74.090 Plan review—Determination.

All design permit applications shall be reviewed and approved by the community development director, Planning Commission or City Council, as provided by this Chapter. The application shall only be approved is the decisionmaker finds that application is consistent with the general plan and zoning regulations that apply to the property as well as the provisions of this Chapter, and substantially conforms with applicable design standards and guidelines within the Design Review Handbook. All actions of the community development director shall be final, unless appealed according to Section 18.74.120. Upon appeal, further action by the city planning commission and/or city council shall be required pursuant to the zoning ordinance of the city.

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18.74.100 Environmental review.

All design permit applications which require either a negative declaration or environmental impact report shall be approved or certified as to their environmental status prior to project approval.

The Community Development Director shall have the authority to determine that the he or she will act in an advisory capacity rather than a decision-making capacity, such that the Director provides recommendations to the Planning commission and/or City Council, and such recommendations can be made prior to approval or certification of the environmental document.

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18.74.110 Notice requirements.

Notice of consideration by the community development director, or by the Planning Commission or City Council as applicable, shall be provided to all contiguous property owners and other interested parties by mail ten days prior to the date of the director's scheduled consideration and decision on a design permit application, and a notice of the date and time of the hearing shall be posted at the offices of City Hall and the Development Services Center.

Deleted: Notice of hearings before the architectural and site review board shall be provided in the manner prescribed in Government Code Sections 65090 and 65091. ¶

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18.74.120 Appeals.

In the event that the applicant, any interested person or the city is aggrieved by the decision of the community development director, the aggrieved party may, within ten days of receiving written notification of the community development director's action, appeal in writing to the planning commission.

In the event that the applicant, any interested person or the city is aggrieved by the decision of the Planning Commission, the aggrieved party may, within ten days of receiving written notification of the board's action, appeal in writing to the City Council.

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Notice of appeal shall be in the manner prescribed in Sections 18.64.010 of this title. The planning commission shall either affirm, modify or reverse the decision of the director following the filing of such appeal. Action by the Commission shall be final, unless there is a further appeal to the city council, in which case, the city council action shall be final.

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18.74.130 Expiration of approval—Extensions.

If the applicant has not obtained a building permit, the design permit approval shall automatically expire after two years from the date of approval unless a different date is stipulated at the time of approval. Prior to the expiration of a design permit approval, the applicant may apply to the community development director for an extension of one year from the original date of expiration. The community development director may administratively grant the extension in writing with no requirement for public notice and a public hearing if the Director finds that there has been no substantial change in the factual circumstances surrounding the originally approved design. The community development director may require minor modifications of the approved design at the time of extension, in order to ensure conformance with any new design policies or standards. Further one year extensions shall require subsequent approval by the Director in accordance with the procedures described above.

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In recognition of the extraordinary housing market and economic conditions that took effect in 2008 and are anticipated to continue through 2009, the Morgan Hill City Council ordains that all Design Permits that were valid in December 2008 but that faced expiration in 2009, shall be extended through adoption of this ordinance to June 30, 2010.

18.74.140 Revocation of approval.

The Director, Planning Commission or City Council may, after a public hearing, with notice to the permittee, revoke any approval given pursuant to this chapter for noncompliance with any of the conditions imposed by the Design Permit approved by the City. Written notice of intent to revoke design permit approval shall be mailed to the permittee ten days prior to the public hearing. Revocation by the Director is appealable to the planning commission and city council, pursuant to the procedures outlined in Section 18.74.240 of this chapter.

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18.74.150 Landscaping—Maintenance Agreement

A. The Community Development Director may, as a condition of approval of any landscaping or landscaping area, require the execution of a landscape maintenance agreement for the maintenance of any or all landscaping on a building site. A maintenance agreement or maintenance bond shall not be required for any landscaping or landscape area which is maintained by a homeowners association.

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B. "Landscape maintenance agreement" means a written, signed agreement between the titled owner of record or his authorized agent and the city, insuring maintenance of landscaping for a minimum time period of two years, pertaining to a development project approved by either the community development director, planning commission or city council. The Director may require that the maintenance agreement be accompanied by a landscape maintenance bond and must be signed by authorized agents representing the city and the titled owner of record for the property in question prior to issuance of a certificate of occupancy by the building official of the city.

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C. "Landscape maintenance bond" means a performance bond paid by the title owner of record or his authorized agent acting as applicant for a development project approved by the city, issued to the community development department in an amount equal to one hundred percent of the value of landscaping and irrigation systems for the development project. This landscape maintenance bond shall be retained by the city for a period of two years to insure maintenance of landscaping during the first two years after planting.

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18.74.160 Landscaping—General Maintenance Requirements

A. Landscaping installed and accepted as part of a design permit approval shall be maintained on the site as per the approved plans. Any significant alteration or modification to the landscaping shall be permitted only with the approval of the community development director.

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B. All vegetation shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight or disease, and such vegetation or those that show signs of such damage or injury at any time shall be replaced by the same, similar or substitute vegetation of a size, form and character, which will be comparable at full growth.

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D. Landscaping shall be kept free from weeds and undesirable grasses.

E. All trees shall be allowed to grow their natural size and shape. Minor pruning to promote the health of the trees shall be allowed, but no more than twenty-five percent of the tree height or volume of its foliage or branches shall be carried out in periodic time intervals appropriate to the health of the tree species. Topping/heading cuts that would be intended to reduce a tree's size and height by shortening of limbs or branches back to a predetermined crown limit is prohibited unless authorized by the Community Development Director.

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18.74.170 Landscaping--Compliance and enforcement

A. Whenever any person neglects to conform to landscape requirements on a site plan, the community development director may require, upon thirty days' written notice, such compliance. The person may, within such time, appeal the director's decision to the Planning Commission or City Council Section 18.74.120 of this chapter.

B. In the event noncompliance continues thereafter, the director may cause work to be done and plantings to be made to bring the landscaping or area into compliance. The method of reimbursement for such work shall be stated in the landscape maintenance agreement signed by the permittee and may include forfeiture of a landscape maintenance bond of a specified sum related to one hundred percent of the cost of landscape improvements.

C. Definitions.

1. "Building or structure" means areas of properties which are required to be landscaped, including landscaping therein

2. "Repair and demolition fund" means whatever fund supplies the moneys to pay for the carrying out of the landscaping work under this section.

3. "Repair," "repairing," "demolish," "demolishing," or "work of repair or demolition" means the work of preparing the property for plantings and making plantings, including all necessary and proper acts to landscape the property and repair, or replace, or maintain any present landscaping.

(Ord. 1878 N.S. § 1, 2008)

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Memorandum

Public Works Department

Date: April 14, 2009

To: Planning Commission Members

From: Julie Behzad, Senior Civil Engineer

Subject: FY 2009/10 - 2013/14 CIP
Finding of General Plan Consistency

Please find attached the draft FY 2009/10 through 2013/14 Capital Improvement Program document. Draft copies were forwarded to each of you on April 1, 2009. The Planning Commission's role in the CIP development process is to review the proposed 5-year program and determine whether or not it is consistent with the General Plan. Staff feels that the program is consistent with the General Plan and has attached a list of all proposed projects and their basis in the General Plan. Comments received from the Planning Commission will be forwarded to the City Council as they consider the entire budget for adoption.

Staff recommends that the Planning Commission find the proposed FY 2009/10-13/14 CIP consistent with the General Plan. Any comments you might have prior to the presentation are always welcomed.

Attachments: Draft FY 2009/10 – 2013/14 CIP
Resolution and List of Improvements and Consistency with General Plan

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF MORGAN HILL RECOMMENDING
APPROVAL OF THE CITY'S CAPITAL IMPROVEMENT
PROGRAM FOR FISCAL YEARS 2009-2014 AND FINDING
THE PROGRAM CONSISTENT WITH THE GENERAL
PLAN**

WHEREAS, such request was considered by the Planning Commission at their regular meeting on April 14, 2009 at which time the Planning Commission recommended approval of the Capital Improvement Program for Fiscal Years 2009-14 after finding the Program consistent with the General Plan;

**NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES
RESOLVE AS FOLLOWS:**

SECTION 1: The proposed Capital Improvement Program is consistent with the General Plan, in that the infrastructure improvements and maintenance shown in the Program will support the goals, policies and programs of the General Plan, enabling orderly development of the City.

SECTION 2: The proposed Capital Improvement program is found to be Exempt from the California Environmental Quality Act under Section 15262 of the CEQA Guidelines.

SECTION 3: The Planning Commission hereby recommends approval of the proposed Capital Improvement Program for FYS 2009-14.

**PASSED AND ADOPTED THIS 14th DAY OF APRIL, 2009, AT A REGULAR
MEETING OF THE MORGAN HILL PLANNING COMMISSION BY THE
FOLLOWING VOTE:**

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

FRANCES O. SMITH
Deputy City Clerk

SUSAN KOEPP-BAKER
Chairperson

**CITY OF MORGAN HILL
CAPITAL IMPROVEMENT PROGRAM
09/010 - 13/14
CONSISTENCY WITH GENERAL PLAN**

PARK FACILITIES

<u>Project Title</u>	<u>Consistent with:</u>
Butterfield Blvd. Linear Park	2008 Bikeways Master Plan Update, GP Goal 18, policy 18K, 18L
Parks Land Purchase	2001 Parks Master Plan, GP Goal 18, policy 18b, 18c, 18g
West Little Llagas Creek Trail	2008 Bikeways Master Plan Update, GP Goal 18, policy 18K, 18L
Community Park Improvements	2001 Parks Master Plan
Galvan Park Improvements, Phase III	2001 Parks Master Plan, GP Goal 18, policy 18e, 18s
Open Space Acquisitions	2001 General Plan, Open Space and conservation element
Downtown Public Places & Pathways	2003 Morgan Hill Downtown Plan, GP Goal 9, Policy 9b, GP Goal 13
El Toro Trail	2007 Trails and Natural Resources Study
Bicycle Infrastructure	2008 Bikeways Master Plan Update, GP Goal 18, Policy 18K, 18L

PUBLIC FACILITIES

<u>Project Title</u>	<u>Consistent with:</u>
Civic Center	GP Goal 16, policy 16a, 16b, 16c
Friendly Inn Renovation	GP Goal 18, Policy 18a, 18f
Fitness Expansion Opportunities	RDA Visioning & Plan Amendment
Aquatics Center Solar Thermal Heating	CC Environmental & Budget Operational Goals
Aquatic Center Landscape Conversion	CC Environmental & Budget Operational Goals
Community & Cultural Center	CC Environmental & Budget Operational Goals
Landscape Conversion	
Aquatic Center	RDA Visioning & Plan Amendment

SEWER

<u>Project Title</u>	<u>Consistent with:</u>
Sanitary Sewer Rehabilitation	2001 Sewer Master Plan
Sewer Plant Improvements Project	2001 Sewer Master Plan, GP Goal 20, policy 20a, 20c, 20d
Lift Station Improvements	2001 Sewer Master Plan
New Trunk Line	2001 Sewer Master Plan
New Sewer Mains	2001 Sewer Master Plan

STORM DRAINAGE

Project Title

Consistent with:

Storm Pipe & Inlet Installation	2001 Storm Drain Master Plan, GP Goal 22, policy 22a
West Little Llagas Local Drainage	2001 Storm Drain Master Plan, GP Goal 22, Policy 22a
Butterfield Detention Basin	2001 Storm Drain Master Plan, GP Goal 22, policy 22a
E. Dunne Ave/Hill Rd. Storm Drain	2001 Storm Drain Master Plan, GP Goal 22, policy 22a

STREETS AND ROADS

Project Title

Consistent with:

New Signal Construction	2001 GP Circulation Element
Butterfield Boulevard Extension South	2001 GP Circulation Element
Butterfield Blvd North Extension	2001 GP Circulation Element
Undergrounding Monterey Utilities	2001 GP Circulation Element
Pavement Rehabilitation Program	2001 GP Circulation Element
Underground Utilities-Misc Locations	2001 GP Circulation Element
Highway 101/Tennant Interchange	2001 GP Circulation Element
Downtown Parking	2003 Morgan Hill Downtown Plan GP Goal 9, Policy 9b
Third Street Promenade	2003 Morgan Hill Downtown Plan GP Goal 9, Policy 9b
Santa Teresa Construction	2001 GP Circulation Element
West Dunne Avenue Widening	2001 GP Circulation Element
Cochrane Road Traffic Signal Timing/Coordination	2001 GP Circulation Element
ADA Access Ramps in Redevelopment Area	2001 GP Circulation Element Goal #8, GP Policy 8a, 1c
Downtown Street Revitalization	2001 GP Policy 3a,3e GP Community Development Element, Goal #13
RDCS School Safety Improvements	2001 GP Circulation Element Goal #8, GP Policy 8a
Cochrane Road Widening	2008 Bikeways Master Plan Update
Monterey Road Improvements	2001 GP Circulation Element, Policy 3a

WATER

Project Title

Consistent with:

New Well Property/Construction	2001 Water Master Plan, GP Goal 21, policy 21b
New Water Mains	2001 Water Master Plan, GP Goal 21, policy 21b
Booster Pump Rehabilitation	2001 Water Master Plan
Rehabilitate Water Wells	2001 Water Master Plan, GP Goal 21, policy 21b
Water Main Replacement	2001 Water Master Plan, GP Goal 21, policy 21b
Recoat Water Reservoir/Tank	2001 Water Master Plan

CITY OF MORGAN HILL, CALIFORNIA
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
FY2009-2010 thru FY2013-2014

	(Thousands of Dollars)					
	2009-10	2010-11	2011-12	2012-13	2013-14	TOTALS
PROJECT CATEGORIES						
1 Park Facilities	\$5,394	\$1,700	\$460	\$3,230	\$1,940	\$12,724
2 Public Facilities	\$1,568	\$77	\$2,255	\$4,420	\$0	\$8,320
3 Sanitary Sewer	\$5,543	\$5,803	\$17,223	\$16,124	\$6,437	\$51,130
4 Storm Drainage	\$4,754	\$1,560	\$2,805	\$0	\$0	\$9,119
5 Streets & Roads	\$40,432	\$34,799	\$12,528	\$6,516	\$685	\$94,960
6 Water	\$1,390	\$2,330	\$645	\$625	\$2,075	\$7,065
TOTALS	\$59,081	\$46,269	\$35,916	\$30,915	\$11,137	\$183,318
PROJECT FUNDING SOURCES						
215 CDBG Grant	\$210	\$0	\$0	\$0	\$0	\$210
301 Park Impact Fund (AB1600) Grant Funds	\$0	\$1,495	\$0	\$0	\$0	\$1,495
301 Park Impact (AB1600) TDA Article 3 Grant Funds	\$39	\$0	\$0	\$0	\$0	\$39
301 Park Impact Fund (AB1600)	\$4,230	\$205	\$110	\$2,030	\$1,940	\$8,515
303 Drainage Impact Fund (AB1600)	\$1,901	\$60	\$2,445	\$0	\$0	\$4,406
304 Drainage Fund (non-AB1600)	\$1,220	\$0	\$360	\$0	\$0	\$1,580
304 Drain. (non-AB1600) Burr. Owl Mitig Set-aside	\$133	\$0	\$0	\$0	\$0	\$133
306 Open Space Fund (TDCs)	\$350	\$0	\$350	\$0	\$0	\$700
308 Street Fund (Prop. 42)	\$387	\$410	\$433	\$456	\$0	\$1,686
308 Street Fund (VTP 2030 Grant)	\$2,500	\$5,020	\$0	\$0	\$0	\$7,520
308 Street Fund (VTA Bicycle Expenditure Plan)	\$555	\$0	\$0	\$0	\$0	\$555
308 Street Fund (VTA Grant) - TFCA	\$160	\$0	\$0	\$0	\$0	\$160
308 Street Fund (TDA Article 3 Grant)	\$0	\$37	\$0	\$37	\$0	\$74
308 Street Fund (Prop. 1B Grant)	\$0	\$619	\$0	\$0	\$0	\$619
309 Traffic Impact Fund (AB1600)	\$810	\$0	\$365	\$0	\$365	\$1,540
317 Redevelopment Agency	\$31,270	\$29,860	\$13,580	\$6,723	\$0	\$81,433
346 Pub Fac non-AB1600 (CIP/Measure C Fees)	\$135	\$125	\$125	\$160	\$160	\$705
347 Public Facilities Impact Fund (AB1600)	\$0	\$0	\$0	\$775	\$0	\$775
350 Undergrounding Fund	\$0	\$180	\$0	\$180	\$0	\$360
355 School Pedestrian Safety	\$125	\$125	\$125	\$160	\$160	\$695
370 Civic Center Lease Rev/Genl Oblig Bonds	\$0	\$0	\$155	\$3,645	\$0	\$3,800
641 Sewer Impact Fund (AB1600)	\$5,123	\$5,183	\$1,773	\$474	\$1,417	\$13,970
641 Sewer Impact Fund (Revenue Bond Sale)	\$0	\$0	\$15,020	\$15,020	\$5,020	\$35,060
643 Sewer System Replacement Fund	\$420	\$620	\$430	\$630	\$0	\$2,100
651 Water Impact Fund (AB1600)	\$310	\$1,450	\$0	\$475	\$1,310	\$3,545
653 Water System Replacement Fund	\$1,080	\$880	\$645	\$150	\$765	\$3,520
905 Federal Stimulus	\$8,107	\$0	\$0	\$0	\$0	\$8,107
910 SCVWD Rebate	\$16	\$0	\$0	\$0	\$0	\$16
TOTAL FUNDING SOURCES	\$59,081	\$46,269	\$35,916	\$30,915	\$11,137	\$183,318

Park Facilities

(Thousands of Dollars)

PROJECT TITLE	2009-10	2010-11	2011-12	2012-13	2013-14	TOTALS
106B09 Butterfield Blvd. Linear Park	\$30	\$1,700	\$0	\$0	\$0	\$1,730
110097 Parks Land Purchase	\$4,030	\$0	\$0	\$2,030	\$0	\$6,060
117001 West Little Llagas Creek Trail	\$620	\$0	\$0	\$0	\$0	\$620
120001 Community Park Improvements	\$0	\$0	\$0	\$0	\$1,940	\$1,940
123B06 Galvan Park Improvements Phase III	\$260	\$0	\$0	\$0	\$0	\$260
125004 Open Space Acquisitions	\$350	\$0	\$350	\$0	\$0	\$700
131007 Downtown Public Places & Pathways	\$0	\$0	\$0	\$1,200	\$0	\$1,200
132008 El Toro Trail	\$55	\$0	\$110	\$0	\$0	\$165
133009 Bicycle Infrastructure	\$49	\$0	\$0	\$0	\$0	\$49
	\$5,394	\$1,700	\$460	\$3,230	\$1,940	\$12,724

PROJECT FUNDING SOURCES

215	CDBG Grant	\$210	\$0	\$0	\$0	\$0	\$210
301	Park Impact Fund (AB1600) Grant Funds	\$0	\$1,495	\$0	\$0	\$0	\$1,495
301	Park Impact (AB1600) TDA Article 3 Grant Funds	\$39	\$0	\$0	\$0	\$0	\$39
301	Park Impact Fund (AB1600)	\$4,230	\$205	\$110	\$2,030	\$1,940	\$8,515
306	Open Space Fund (TDCs)	\$350	\$0	\$350	\$0	\$0	\$700
308	Street Fund (VTA Bicycle Expenditure Plan)	\$555	\$0	\$0	\$0	\$0	\$555
317	Redevelopment Agency	\$0	\$0	\$0	\$1,200	\$0	\$1,200
346	Pub Fac non-AB1600 (CIP/Measure C Fees)	\$10	\$0	\$0	\$0	\$0	\$10
		\$5,394	\$1,700	\$460	\$3,230	\$1,940	\$12,724

PROJECT TITLE: Butterfield Blvd. Linear Park

Category: Park Facilities

Project Number: 106B09

Project Location: Butterfield Boulevard

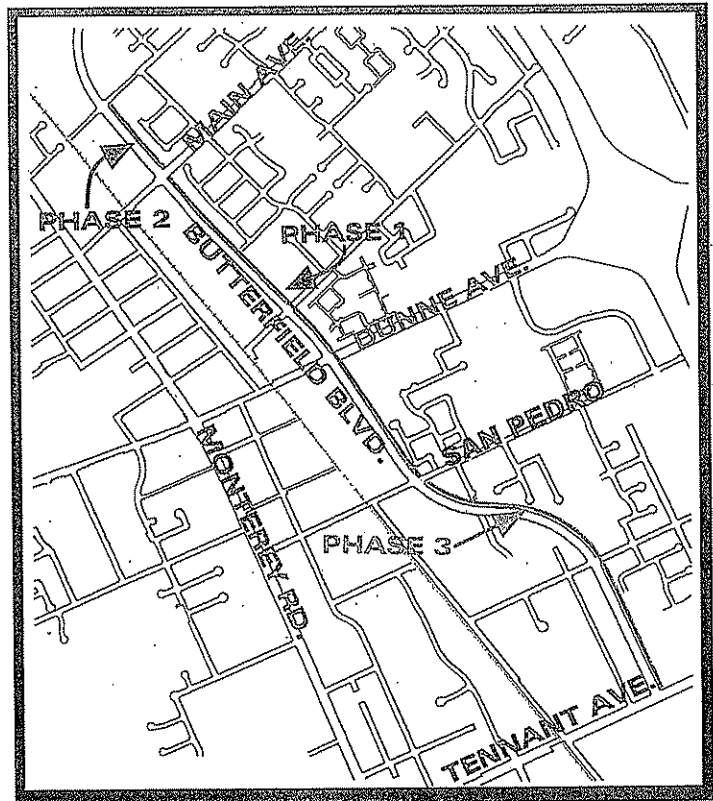
DESCRIPTION: Provides landscaping, walkways and combination Class 1 bikeway/walkway along Butterfield Channel. Phase 1 improvements (Main Ave. to San Pedro Ave.) funded and completed with \$460K Transportation Enhancement Act (TEA) grant. Phase 2 (Main to Central) was funded and completed through CalTrans grant (Environmental Enhancement & Mitigation Program) in 07/08. Phase 3 (San Pedro to Tennant) work extended out to 10/11 when additional grant funds may be available. Grant program sources to be pursued for completing Phase 3 are: (a) Transportation Enhancement Act; (b) SCVWD Trails, Parks & Open Space grant, (c) Bicycle Transportation Account (BTA). Project funding depends on receiving grant funds. Staff will apply for grants as they become available to fund the last phase.

JUSTIFICATION: The Parks Master Plan calls for installation, where possible, of bike and pedestrian trails along all creeks and channels.

COST ESTIMATE ACCURACY: Recent similar construction contracts, adjusted for inflation

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: This facility will increase our annual Street operations costs.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$15	\$25				\$40
6360 - Construction		\$1,600				\$1,600
6530 - CIP Administration	\$15	\$75				\$90
PROJECT COST	\$30	\$1,700				\$1,730
FUNDING SOURCE(S)						
301-Park Impact Fund (AB1600)	\$30	\$205				\$235
301-Park Impact Fund (AB1600) Grant Funds		\$1,495				\$1,495
	\$30	\$1,700				\$1,730

PROJECT TITLE: Parks Land Purchase

Category: Park Facilities
Project Location: City-wide

Project Number: 110097

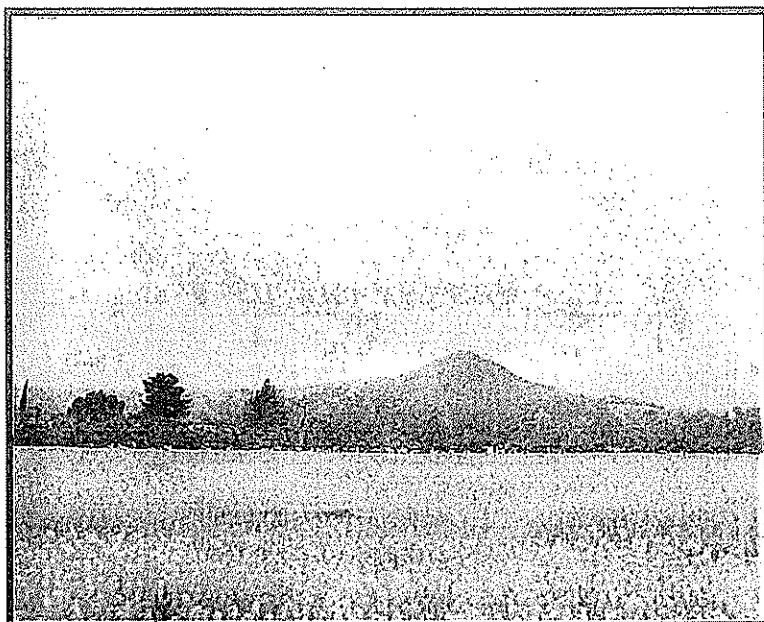
DESCRIPTION: Purchase of land for future parks as identified in the Parks Master Plan and General Plan. Priority purchase of 20+ acres for active sport use per Council direction. Park Development will follow once ongoing annual maintenance funds are identified.

JUSTIFICATION: Acquiring property for new parks is a required element of the Parks Master Plan.

COST ESTIMATE ACCURACY: Estimate based on revenue available

RESPONSIBLE DEPARTMENTS: Recreation & Comm Svcs

IMPACT TO OPERATING BUDGET: Maintenance of undeveloped park land to include annual weed abatement by PW Parks Division through the General Fund at a cost of \$310/acre.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition	\$4,000			\$2,000		\$6,000
6200 - Professional Service	\$30			\$30		\$60
6360 - Construction						\$0
6530 - CIP Administration						\$0
PROJECT COST	\$4,030			\$2,030		\$6,060
FUNDING SOURCE(S)						
301-Park Impact Fund (AB1600)	\$4,030			\$2,030		\$6,060
	\$4,030			\$2,030		\$6,060

PROJECT TITLE: West Little Llagas Creek Trail

Category: Park Facilities

Project Number: 117001

Project Location: Along West Little Llagas Creek

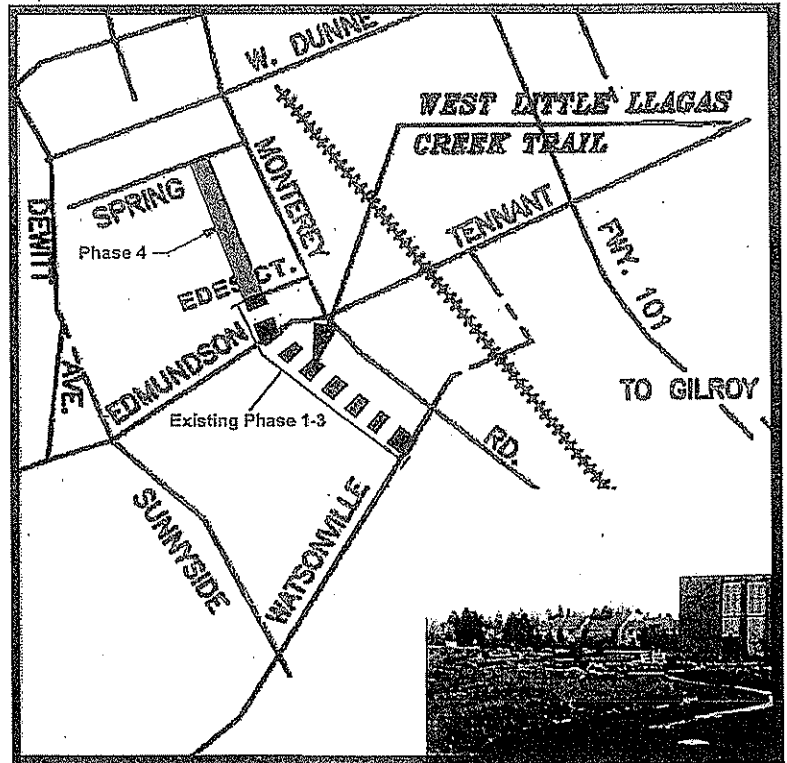
DESCRIPTION: The West Little Llagas Creek Trail is identified in the Bikeways Master Plan as a high priority. It is being completed in phases as funding becomes available. The most recently completed phase (Phase 3) was completed between LaCrosse Dr. and Watsonville Rd. in 08/09 and was funded primarily with VTA and SCVWD grants. Phase 4 includes the reach from Spring Ave. to Edes Ct. with design and construction occurring in FY09/10 dependent upon right of way acquisition by SCVWD and grant funding availability.

JUSTIFICATION: This trail is designated as high priority in the adopted Bikeways Master Plan. The Parks Master Plan calls for installation, where possible, of bike and pedestrian trails along creeks and channels.

COST ESTIMATE ACCURACY: Based on recent trail construction projects, adjusted for inflation.

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: This facility will increase our annual Parks operations costs (General Fund).



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$50					\$50
6360 - Construction	\$500					\$500
6530 - CIP Administration	\$70					\$70
PROJECT COST	\$620					\$620
FUNDING SOURCE(S)						
308-Street Fund (VTA Bicycle Expenditure Plan)	\$555					\$555
301-Park Impact Fund (AB1600)	\$65					\$65
	\$620					\$620

PROJECT TITLE: Community Park Improvements

Category: Park Facilities

Project Number: 120001

Project Location: Community Park

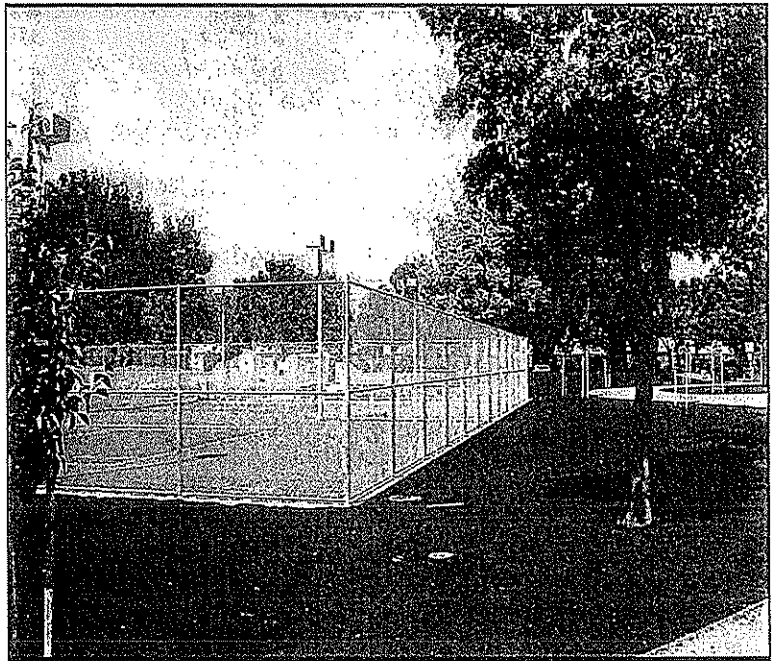
DESCRIPTION: \$6.1M total estimated for all improvement phases. Improvements include: •10 new tennis courts; renovate existing courts •new restroom / concession building •new group picnicking areas •basketball court •walking trail modifications •new multi-purpose fields •expanded play area •new tennis clubhouse •expanded parking •Dog Park. Ph 1 completed in 07/08 and included: •4 new tennis courts •renovation of existing courts •convert existing restroom to group picnic area •new restroom / concession building •basketball court •walking trail modifications. Ph 2 in FY13/14 includes all improvements west of access drive including new multi-purpose field and additional restrooms. Phase 3 & 4 contingent on relocation of PW Corp Yard and Bus Barn. Current MHUSD lease of Bus Barn expires in June 2010. All phases subject to maintenance funding plan.

JUSTIFICATION: Additional recreation needs for a growing population can be met by expanding facilities at Community Park in conformance with the Parks Master Plan.

COST ESTIMATE ACCURACY: Phases 2-4 based on Master Plan and preliminary estimates only

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Phases 2 & 3 contingent on the identification of additional operating funds.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service					\$80	\$80
6360 - Construction					\$1,800	\$1,800
6530 - CIP Administration					\$60	\$60
PROJECT COST					\$1,940	\$1,940
FUNDING SOURCE(S)						
301-Park Impact Fund (AB1600)					\$1,940	\$1,940
					\$1,940	\$1,940

PROJECT TITLE: Galvan Park Improvements Phase III

Category: Park Facilities
Project Location: Galvan Park

Project Number: 123B06

DESCRIPTION: Design for soccer field renovation includes irrigation system replacement, regrading to improve drainage, replacement of turf, and installation of security lighting. FY07-08 funding included design for this work and construction of security lighting. FY07/08 and 08/09 CDBG funding of \$83,000 and \$85,000 will be carried over along with new money in 09/10 for a total of \$250,000. With Federal Stimulus legislation, anticipated additional \$50,000 will be made available for project. Project will be completed in FY09/10.

JUSTIFICATION: The existing soccer field irrigation system is aged and not efficient in water use or coverage.

COST ESTIMATE ACCURACY: Preliminary estimate only

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Maintenance costs expected to be reduced by a small amount as a result of irrigation efficiency.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction	\$215					\$215
6530 - CIP Administration	\$45					\$45
PROJECT COST	\$260					\$260
FUNDING SOURCE(S)						
215-CDBG Grant	\$210					\$210
301-Park Impact Fund (AB1600)	\$50					\$50
	\$260					\$260

PROJECT TITLE: Open Space Acquisitions

Category: Park Facilities
Project Location: City-wide

Project Number: 125004

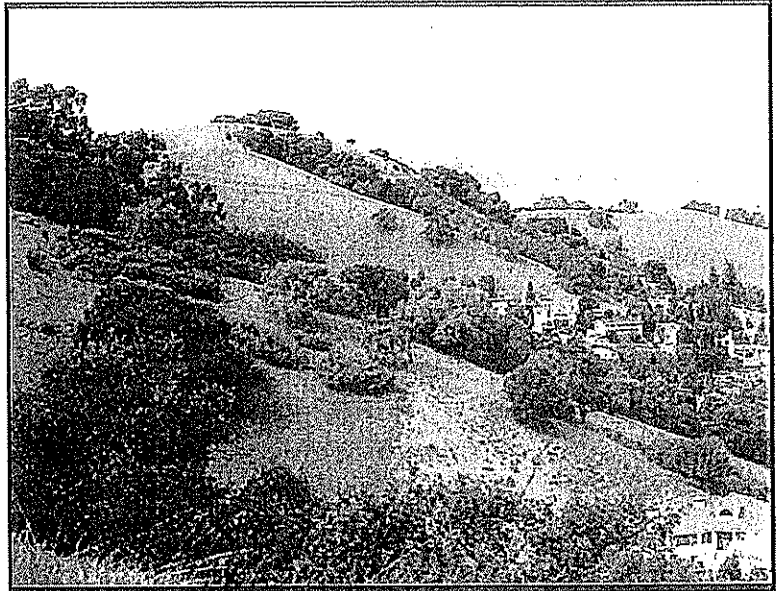
DESCRIPTION: Purchase of conservation easements and/or fee title for open space. According to the recently completed Urban Limit Line/Greenbelt study, priority locations are the east side of El Toro Mt., and the foothills east of Hill Rd. and north of E. Dunne Ave. Funding is from City Open Space funds. In FY07/08 a portion of El Toro open space was approved for purchase, 18.5 acres for \$309,000.

JUSTIFICATION: General Plan Open Space and Conservation Element advocates the preservation of open space and the creation of a greenbelt around the city.

COST ESTIMATE ACCURACY: Based on available revenue

RESPONSIBLE DEPARTMENTS: Community Development

IMPACT TO OPERATING BUDGET: Minimal maintenance cost for undeveloped open space.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition	\$350		\$350			\$700
6200 - Professional Service						\$0
6360 - Construction						\$0
6530 - CIP Administration						\$0
PROJECT COST	\$350		\$350			\$700
FUNDING SOURCE(S)						
306-Open Space Fund (TDCs)	\$350		\$350			\$700
	\$350		\$350			\$700

PROJECT TITLE: Downtown Public Places & Pathways

Category: Park Facilities

Project Number: 131007

Project Location: Downtown area

DESCRIPTION: This project involves the development of small parks and pathways in the downtown as identified in the update of the Downtown Specific Plan, expected to be completed in FY09/10.. Improvements include walkways, gathering/seating areas, landscaping, and lighting.

JUSTIFICATION: Pocket parks and interconnecting paths (where feasible) are part of the comprehensive renovation of the downtown area.

COST ESTIMATE ACCURACY: Rough estimate only

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Downtown PBID should fund all or a portion of annual maintenance costs.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition				\$300		\$300
6200 - Professional Service				\$50		\$50
6360 - Construction				\$800		\$800
6530 - CIP Administration				\$50		\$50
PROJECT COST				\$1,200		\$1,200
FUNDING SOURCE(S)						
317-Redevelopment Agency				\$1,200		\$1,200
				\$1,200		\$1,200

PROJECT TITLE: El Toro Trail

Category: Park Facilities

Project Number: 132008

Project Location: West side El Toro

DESCRIPTION: Volunteer construction on City-owned open space or public trail easement areas. Goal is to have a non-paved, pedestrian-only trail meeting City Trail Master Plan guidelines from Main or Via Grande to the top of El Toro. Design and other services are scheduled for FY09/10. Timing of project dependent upon property/easement acquisition and volunteer efforts for construction. City responsible for CEQA clearance and materials.

JUSTIFICATION: Per Trails Master Plan.

COST ESTIMATE ACCURACY: Preliminary estimate only

RESPONSIBLE DEPARTMENTS: Public Works, Recreation & Comm Svcs

IMPACT TO OPERATING BUDGET: None, maintained by volunteers



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$50					\$50
6360 - Construction			\$100			\$100
6530 - CIP Administration	\$5		\$10			\$15
PROJECT COST	\$55		\$110			\$165
FUNDING SOURCE(S)						
301-Park Impact Fund (AB1600)	\$55		\$110			\$165
	\$55		\$110			\$165

PROJECT TITLE: Bicycle Infrastructure

Category: Park Facilities
Project Location: City-wide

Project Number: 133009

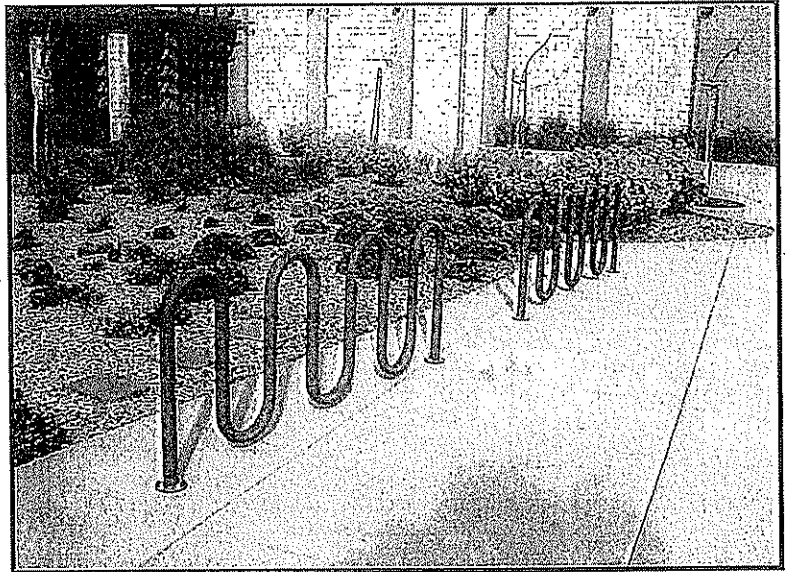
DESCRIPTION: Construct improvements to bicycle infrastructure at locations throughout the city utilizing various bicycle-related grants. Grants from VTA and other state and federal agencies are periodically available for the purpose of improving the city's bicycle infrastructure such as bike lanes, signal detectors, racks and lockers. For FY09/10 the City will use its share of Transportation Development Act (TDA) Article 3 funds to install bike racks at various school and Civic Center locations, bike lockers at the new Development Services Center, and for the printing of new city bike maps. Future year improvements will depend on acquisition of bicycle-related grant funds. Grant funds are awarded to agencies to promote the use of bicycles as an alternative means of transportation.

JUSTIFICATION: The installation of bike-related infrastructure conforms as General Plan goals and Bike and Trails Master Plan priorities. Bike-related grants are periodically available and should be pursued.

COST ESTIMATE ACCURACY: Based on current research of bicycle infrastructure costs.

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Minor additional maintenance costs will be borne by the Public Works Parks and Streets divisions to maintain racks and lockers.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction	\$39					\$39
6530 - CIP Administration	\$10					\$10
PROJECT COST	\$49					\$49
FUNDING SOURCE(S)						
301 - Park Impact (AB1600) TDA Article 3 Grant Fur	\$39					\$39
346 - Pub Fac non-AB1600 (CIP/Measure C Fees)	\$10					\$10
	\$49					\$49

(Thousands of Dollars)

PROJECT FUNDING SOURCES

12

PROJECT TITLE: Civic Center

Category: Public Facilities
Project Location: Corner of Peak and Alkire

Project Number:222009

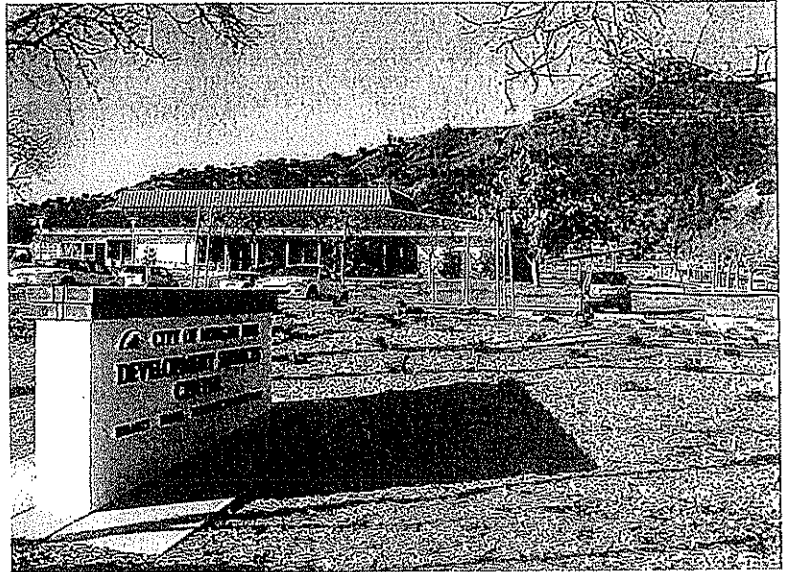
DESCRIPTION: Two-phase project to upgrade the Civic Center and consolidate City services. Phase 1, the Development Services Center (DSC), was completed in FY08/09 by remodeling the old Library to accommodate Community Development, PW Engineering, and BAHS. Phase 2 calls for renovating City Hall and Council Chambers during FY12/13. Financing for City Hall expansion can not be accommodated within the General Fund Forecast. Will be necessary to seek voter approval of General Obligation Bonds, perhaps as early as Nov 2010 in order to meet proposed construction schedule.

JUSTIFICATION: Improvements are needed for better meeting public needs. The City Hall facility is crowded and outdated and the Council chambers needs to be updated.

COST ESTIMATE ACCURACY: Estimate for future City Hall based on DSC cost and inflated for future.

RESPONSIBLE DEPARTMENTS: City Manager's Office, BAHS, Public Works

IMPACT TO OPERATING BUDGET: Building maintenance costs to be borne by Departments occupying space. Since the City hall renovation is not additional space, operating budget minimally impacted.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service			\$130	\$60		\$190
6360 - Construction				\$3,860		\$3,860
6450 - Furnishings, Fixtures and Equipment				\$400		\$400
6530 - CIP Administration			\$25	\$100		\$125
PROJECT COST			\$155	\$4,420		\$4,575
FUNDING SOURCE(S)						
370-Civic Center Lease Rev/Genl Oblig Bonds			\$155	\$3,645		\$3,800
347-Public Facilities Impact Fund (AB1600)				\$775		\$775
			\$155	\$4,420		\$4,575

PROJECT TITLE: Friendly Inn Renovation

Category: Public Facilities
Project Location: Crest Avenue

Project Number: 235008

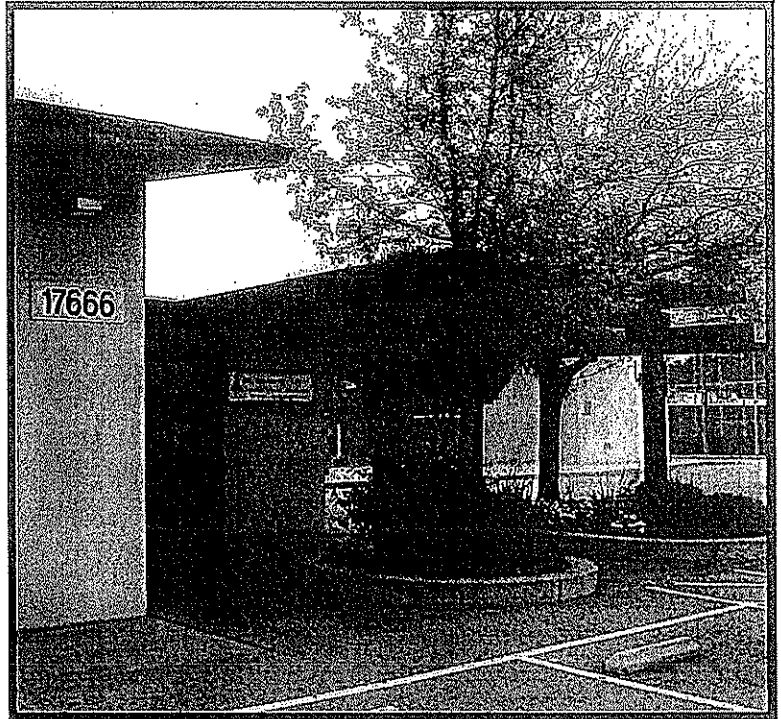
DESCRIPTION: In April 2006, Council approved the renovation of the Friendly Inn to provide low-cost space for nonprofit social service agencies serving Morgan Hill residents. Project will renovate the 7,300 s.f. Friendly Inn space. In FY08/09, the old Senior Center was demolished. Design completed and construction to begin in FY08/09 where all the construction funds were appropriated. The project will be completed in 09/10 at a budgeted cost of \$1.2M. However, only project administration costs carried in that year.

JUSTIFICATION: City Council goal

COST ESTIMATE ACCURACY: Prorated based on Development Services Center budget

RESPONSIBLE DEPARTMENTS: Recreation & Comm Svcs, BAHS, Public Works

IMPACT TO OPERATING BUDGET: Renovation of existing building will greatly reduce overall building maintenance costs. Tenants will be responsible for all operational expenses.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction						\$0
6530 - CIP Administration	\$50					\$50
PROJECT COST	\$50					\$50
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$50					\$50
	\$50					\$50

PROJECT TITLE: Fitness Expansion Opportunities

Category: Public Facilities

Project Number: 237008

Project Location: Centennial Recreation Center

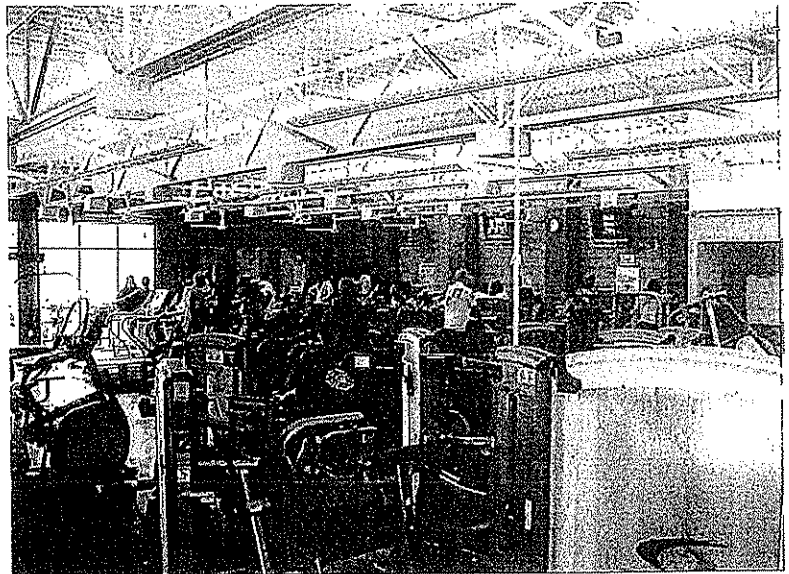
DESCRIPTION: The CRC was designed to accommodate 2,250 memberships. At the beginning FY08/09 there were over 3,000 memberships. Due to the popularity of the facility, there is need for increased Fitness Center space. The fitness room currently has 3,001 s.f. with 70 major pieces of equipment. The expansion will increase the area by 2,107 s.f., to a total of 5,108 s.f. with 103 equipment pieces (increase of 33 pieces). The RDA will advance funds to be repaid over time from the Community/Recreation Center Impact Fund.

JUSTIFICATION: High demand for existing Fitness Center space & equipment. Positive impact on membership retention & attraction efforts.

COST ESTIMATE ACCURACY: Preliminary estimate only. Based on approximately \$500 per s.f. Includes building and equipment costs.

RESPONSIBLE DEPARTMENTS: Recreation & Comm Svcs, Public Works

IMPACT TO OPERATING BUDGET: Fitness expansion intended to retain existing membership base and attract additional memberships. Additional maintenance and operation impacts will be paid for with existing budgeted resources and increased membership.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$50					\$50
6360 - Construction	\$915					\$915
6630 - CIP Administration	\$60					\$60
PROJECT COST	\$1,025					\$1,025

FUNDING SOURCE(S)	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year
317 - Redevelopment Agency	\$1,025					\$1,025
	\$1,025					\$1,025

PROJECT TITLE: Aquatics Center Solar Thermal Heating

Category: Public Facilities

Project Number: 240009

Project Location: Morgan Hill Aquatics Center

DESCRIPTION: Install solar thermal heating system to offset natural gas heat for the Aquatics Center pools. Panels to be located on the south side of facility. City will be applying for Federal Stimulus funding as a primary funding source.

JUSTIFICATION: Installation would provide operational savings and further the Environmental Agenda by reducing the city's overall carbon footprint.

COST ESTIMATE ACCURACY: Previous estimates from consultants.

RESPONSIBLE DEPARTMENTS: Recreation & Comm Svcs

IMPACT TO OPERATING BUDGET: This project is estimated to provide an operating savings of \$30,000 annually on gas consumption. Return on Investment equals 12%.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$10					\$10
6360 - Construction	\$250					\$250
6530 - CIP Administration						\$0
PROJECT COST	\$260					\$260
FUNDING SOURCE(S)						
317 - Redevelopment Agency	\$103					\$103
905 - Federal Stimulus	\$157					\$157
	\$260					\$260

PROJECT TITLE: Aquatics Center Landscape Conversion

Category: Public Facilities

Project Number: 241009

Project Location: Morgan Hill Aquatics Center

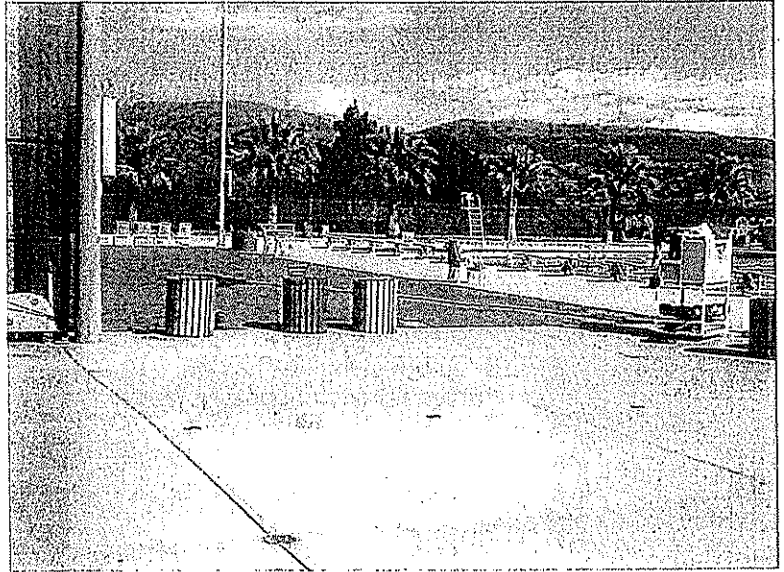
DESCRIPTION: Replace approximately 19,000 s.f. of turf located around the parking lot and entry to low irrigation landscaping. Additionally, convert 6,500 s.f. of turf next to the competition pool to concrete. The cost estimate assumes City will obtain SCVWD grant funds for partial reimbursement of expenses.

JUSTIFICATION: Change from turf to low irrigation landscaping and concrete would provide operational savings and user enhancement. Swim meet patrons have requested more concrete deck area.

COST ESTIMATE ACCURACY: Consultant's estimate for landscape and current cost for concrete

RESPONSIBLE DEPARTMENTS: Recreation & Comm Svcs

IMPACT TO OPERATING BUDGET: This project is estimated to provide an operating savings of \$10,000 annually through reduced maintenance and water use. Return on Investment equals 11%.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction	\$96					\$96
6530 - CIP Administration						\$0
PROJECT COST	\$96					\$96
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$90					\$90
910-SCVWD Rebate	\$6					\$6
	\$96					\$96

PROJECT TITLE: Community & Cultural Center Landscape Conversion

Category: Public Facilities

Project Number: 242009

Project Location: Community & Cultural Center Frontage

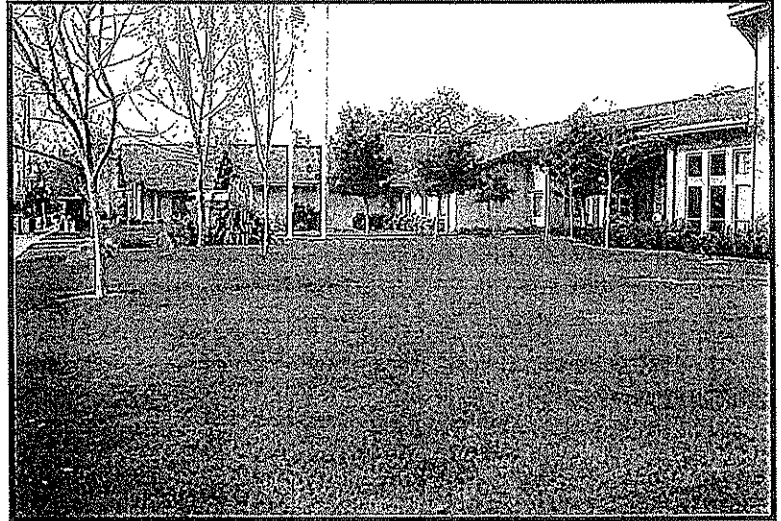
DESCRIPTION: Replace approximately 24,000 s.f. of turf at the Community & Cultural Center with low irrigation landscaping. The cost estimate assumes City will receive SCVWD grant for partial reimbursement of expenses.

JUSTIFICATION: Change from turf to low irrigation landscaping would provide operational savings.

COST ESTIMATE ACCURACY: Based on consultant's estimate for converting turf to low irrigation landscaping

RESPONSIBLE DEPARTMENTS: Recreation & Comm Svcs

IMPACT TO OPERATING BUDGET: This project is estimated to provide an operating savings of \$10,000 annually through reduced maintenance and water use. Return on Investment equals 20%.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction	\$60					\$60
6530 - CIP Administration						\$0
PROJECT COST	\$60					\$60
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$50					\$50
910-SCVWD Rebate	\$10					\$10
	\$60					\$60

PROJECT TITLE: Aquatics Center

Category: Public Facilities

Project Number: 243009

Project Location: Condit south of Barrett

DESCRIPTION: Funds in FY09/10-11/12 are to complete property acquisition for the site.

JUSTIFICATION: Project identified as a community priority need in the RDA Visioning and Plan Amendment Process.

COST ESTIMATE ACCURACY: Based on purchase agreement

RESPONSIBLE DEPARTMENTS: BAHS

IMPACT TO OPERATING BUDGET: None



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition	\$77	\$77	\$2,100			\$2,254
6200 - Professional Service						\$0
6360 - Construction						\$0
6530 - CIP Administration						\$0
PROJECT COST	\$77	\$77	\$2,100			\$2,254
FUNDING SOURCE(S)						
317 - Redevelopment Agency	\$77	\$77	\$2,100			\$2,254
	\$77	\$77	\$2,100			\$2,254

(Thousands of Dollars)

[illegible][illegible][illegible]

PROJECT TITLE: Sanitary Sewer Rehabilitation

Category: Sanitary Sewer
Project Location: City-wide

Project Number: 302000

DESCRIPTION: Maintaining the City's sewer collection system requires an ongoing program of evaluation, cleaning, improvement and repairs. Sewer lines are routinely cleaned and video-recorded as needed to evaluate the system. Locations vary throughout the City and are dependent on maintenance and/or repair needs.

JUSTIFICATION: This program will improve the reliability, including handling infiltration and inflow problems, of the City's sanitary sewer system, which will reduce the number of emergency calls and will lower maintenance costs.

COST ESTIMATE ACCURACY: Based on available revenue only at this time

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Some reduction in Sewer Division maintenance costs due to improvements and rehabilitation of old sewer mains.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction	\$340		\$400			\$740
6530 - CIP Administration	\$30		\$30			\$60
PROJECT COST	\$370		\$430			\$800
FUNDING SOURCE(S)						
643 - Sewer System Replacement Fund	\$370		\$430			\$800
	\$370		\$430			\$800

PROJECT TITLE: Sewer Plant Improvement Project

Category: Sanitary Sewer

Project Number: 303093

Project Location: Gilroy Treatment Plant

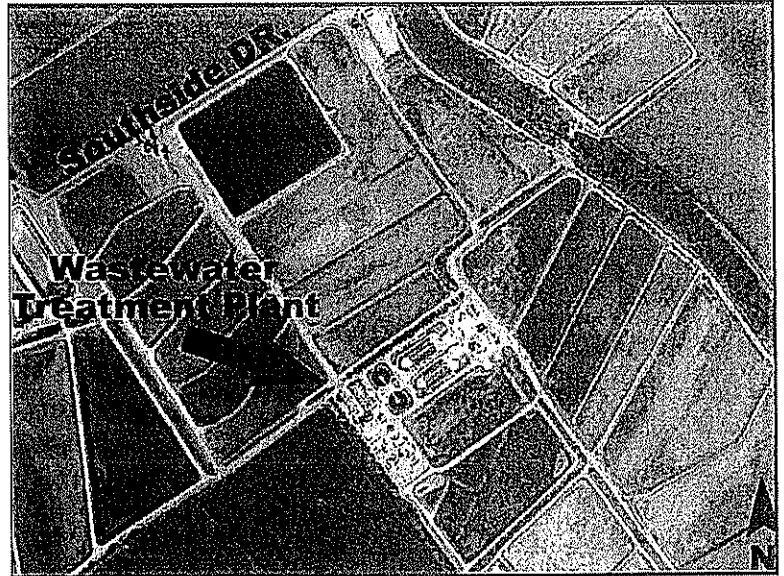
DESCRIPTION: The plant now has a rated treatment capacity of 8.5 mgd (million gallons/day). Design of next major plant expansion to 12.75 mgd began in 07/08, with construction in 11/12 based on SCRWA expansion budget. Expenditure in 09/10 mainly for river discharge pipeline and plant expansion design. Expenditures in FY11/12 will require a revenue bond sale. Sold \$14M in RDA bonds to pay for improvements attributable to the RDA project area.

JUSTIFICATION: The expansion will enable the City to allocate sewer capacity as needed for future growth.

COST ESTIMATE ACCURACY: Projected costs from SCRWA

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: The City's share of plant expansion is included in SCRWA budget.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction	\$5,000	\$5,000	\$15,000	\$15,000	\$5,000	\$45,000
6530 - CIP Administration	\$20	\$20	\$20	\$20	\$20	\$100
PROJECT COST	\$5,020	\$5,020	\$15,020	\$15,020	\$5,020	\$45,100
FUNDING SOURCE(S)						
641 - Sewer Impact Fund (AB1600)	\$5,020	\$5,020				\$10,040
641 - Sewer Impact Fund (Revenue Bond Sale)			\$15,020	\$15,020	\$5,020	\$35,060
	\$5,020	\$5,020	\$15,020	\$15,020	\$5,020	\$45,100

PROJECT TITLE: Lift Station Rehabilitation

Category: Sanitary Sewer
Project Location: City-wide

Project Number: 304000

DESCRIPTION: The 14 city-wide lift stations are systematically upgraded or replaced as needed. Various improvements include new pump & motor, electrical system, high level floats, alarms, generators available for (or dedicated to) each lift station, generator transfer switches, and a new telemetry system for after-hours monitoring at Public Works and City Dispatch facilities. Design of Lift Station P began in FY08/09 and construction will be completed in FY09/10. Lift Stations M and O will be designed and reconstructed in FY10/11 and FY12/13, respectively.

JUSTIFICATION: This project is in compliance with Regional Water Quality Control Board (RWQCB) guidelines and will be completed to ensure public health and safety. Many of the lift stations are over 30 years old, which is well beyond their expected service life. Improving the City's lift stations is in compliance with the City's Sewer Master Plan and RWQCB guidelines, and ensures the reliability of the sewer system.

COST ESTIMATE ACCURACY: Based on preliminary engineering

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Some reductions in Sewer Division operating costs due to performance improvements to facility.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service		\$70		\$80		\$150
6360 - Construction		\$500		\$500		\$1,000
6530 - CIP Administration	\$50	\$50		\$50		\$150
PROJECT COST	\$50	\$620		\$630		\$1,300
FUNDING SOURCE(S)						
643-Sewer System Replacement Fund	\$50	\$620		\$630		\$1,300
	\$50	\$620		\$630		\$1,300

PROJECT TITLE: New Trunk Line

Category: Sanitary Sewer

Project Number: 308A08

Project Location: Highway 152 to Sewer Plant

DESCRIPTION: A new parallel trunk sewer is needed to provide increased capacity for Morgan Hill and Gilroy to the SCRWA wastewater plant. Total Morgan Hill share for entire project is \$15M. Project costs to be shared by Morgan Hill and Gilroy based on each agency's capacity in trunk sewer. Phase 1 constructed in 2005 from Hwy 152 south 1/2 mile. Phase 2 constructed in 2007 from Tennant Ave. to California Ave. Studies in 09/11 then 11/12 will define priorities. Projected Phase 3 to be designed in FY12/13 and constructed in 13/14 from 1/2 mi. south of Hwy 152 to the Wastewater Plant (approx. 3,000 ft.). The City of Gilroy will manage the design and construction while Morgan Hill contributes its fair share.



JUSTIFICATION: Need identified in FY 2002 Sewer Master Plan.

COST ESTIMATE ACCURACY: Estimated based on preliminary design and engineer's estimate

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Results in some minimal increases to Sewer Division operating costs due to the additional sewer line maintenance.

EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$20	\$20	\$20	\$471		\$531
6360 - Construction					\$1,412	\$1,412
6530 - CIP Administration	\$3	\$3	\$3	\$3	\$5	\$17
PROJECT COST	\$23	\$23	\$23	\$474	\$1,417	\$1,960
FUNDING SOURCE(S)						
641-Sewer Impact Fund (AB1600)	\$23	\$23	\$23	\$474	\$1,417	\$1,960
	\$23	\$23	\$23	\$474	\$1,417	\$1,960

PROJECT TITLE: New Sewer Mains

Category: Sanitary Sewer
Project Location: City-wide

Project Number: 315006

DESCRIPTION: New sewer mains are required to ensure adequate sewer capacity as the city expands. In accordance with the 2002 Sewer Master Plan, some mains will be constructed by the City and some by developers with partial reimbursement from the City. A new Hill-Barrett Ave. trunk sewer was designed in FY07/08 and construction begun in FY08/09; it will be completed in FY09/10. Phase 2 of Hill-Barrett from Hwy 101 to Hill Rd. will be designed in FY09/10 and constructed in FY10/11.

JUSTIFICATION: In accordance with the 2002 Sewer Master Plan, the new sewer mains will ensure that adequate capacity is available to support growth.

COST ESTIMATE ACCURACY: Preliminary estimate based on approved Master Plan estimated costs, escalated.

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Results in some minimal increases to Sewer Division operating costs due to additional sewer line maintenance.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service		\$85				\$85
6360 - Construction			\$1,600			\$1,600
6530 - CIP Administration	\$80	\$55	\$150			\$285
PROJECT COST	\$80	\$140	\$1,750			\$1,970
FUNDING SOURCE(S)						
641 - Sewer Impact Fund (AB1600)	\$80	\$140	\$1,750			\$1,970
	\$80	\$140	\$1,750			\$1,970

(Thousands of Dollars)

(Thousands of Dollars)

PROJECT FUNDING SOURCES

26

PROJECT TITLE: Storm Pipe and Inlet Installation

Category: Storm Drainage
Project Location: Citywide

Project Number: 415097

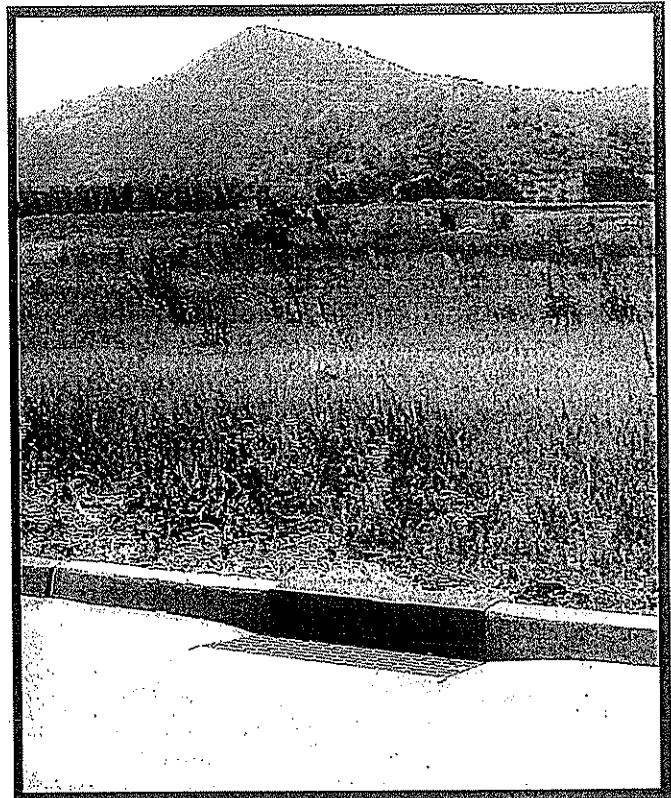
DESCRIPTION: Construction of storm drains and storm inlets at various locations within the city to resolve existing drainage problems as needed. Problem areas are targeted to eliminate local flooding problems. In FY08/09, a replacement pipe was constructed under Thomas Grade and a new inlet installed on Trail Dr. adjacent to Jackson School.

JUSTIFICATION: The various projects will improve public safety by minimizing local flooding, where possible.

COST ESTIMATE ACCURACY: Based on available revenue only at this time.

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Minimal increase to Public Works Street Division operating costs. However, as local drainage problems are repaired or improved, maintenance costs are reduced during rain events.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$50		\$50			\$100
6360 - Construction	\$270		\$270			\$540
6530 - CIP Administration	\$40		\$40			\$80
PROJECT COST	\$360		\$360			\$720
FUNDING SOURCE(S)						
304-Drainage Fund (non-AB1600)	\$360		\$360			\$720
	\$360		\$360			\$720

PROJECT TITLE: West Little Llagas Local Drainage

Category: Storm Drainage

Project Number: 417099

Project Location: West Little Llagas Creek in Morgan Hill

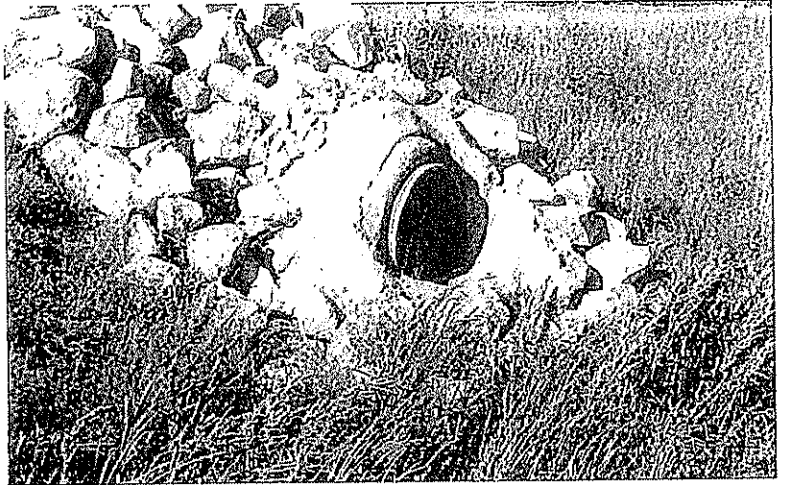
DESCRIPTION: Upon approval by the City Council, the City will participate in a cost-sharing agreement with the Santa Clara Valley Water District to pay for 65% design documents, a design documentation report, and the completion of the Environmental Impact Statement/Report (EIS/R) for the Llagas Creek Flood Protection Project (PL566). The City's 50% share for this work is estimated at \$3M total, 09/10 and 10/11. The City will pursue reimbursement for these costs should Federal funds be appropriated to the Corps of Engineers for the project.

JUSTIFICATION: The Llagas Creek Flood Protection Project is a critical element for relieving persistent flooding in Morgan Hill and, when completed, would facilitate the Council's goal of revitalizing the downtown.

COST ESTIMATE ACCURACY: Based on SCVWD estimates

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: No impact. Expenditures would go towards environmental studies and design documents.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$1,500	\$1,500				\$3,000
6360 - Construction						\$0
6530 - CIP Administration						\$0
PROJECT COST	\$1,500	\$1,500				\$3,000
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$1,500	\$1,500				\$3,000
	\$1,500	\$1,500				\$3,000

PROJECT TITLE: Butterfield Detention Basin

Category: Storm Drainage
Project Location: Maple/Railroad

Project Number: 420001

DESCRIPTION: Construction of 30+ acre detention basin in accordance with adopted EIR. Project would be jointly managed as a Burrowing Owl habitat. Property acquisition funds in FY09/10 will be rebudgeted from FY08/09. Project will have potential as joint-use basin/outdoor recreation area. If property is successfully acquired, construction of basin will occur in FY 11/12. If this project is constructed, the Morgan Hill Ranch secondary basin now comprising 4 acres can be developed.

JUSTIFICATION: The railroad drainage area of city has no natural storm water outlet. Previous Storm Drain Master Plans and a 1992 EIR identified the site for construction of a detention basin to mitigate downstream flooding upon completion of the Butterfield Channel. As part of the project the City will evaluate the potential to locate an owl habitat at this site. The berms surrounding the basin are believed to be adequate.

COST ESTIMATE ACCURACY: Preliminary estimate only

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Increased maintenance costs based on annual weed abatement.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition	\$1,934					\$1,934
6200 - Professional Service	\$80	\$50	\$40			\$170
6360 - Construction			\$2,345			\$2,345
6530 - CIP Administration	\$20	\$10	\$60			\$90
PROJECT COST	\$2,034	\$60	\$2,445			\$4,539

FUNDING SOURCE(S)						
303 - Drainage Impact Fund (AB1600)	\$1,901	\$60	\$2,445			\$4,406
304 - Drain. (non-AB1600) Burr. Owl Mitig Set-aside	\$133					\$133
	\$2,034	\$60	\$2,445			\$4,539

PROJECT TITLE: E. Dunne Ave. / Hill Rd. Storm Drain

Category: Storm Drainage

Project Number: 421004

Project Location: Dunne Ave/Hill Rd

DESCRIPTION: First phase in FY07/08 included construction of storm drain improvements along Hill Rd. from Rosetta to E. Dunne Ave. In 09/10, the second phase will include upsizing portions of existing E. Dunne Ave. storm drain from Tassajara to Peppertree. Funding of \$530,000 is carried over from 08/09.

JUSTIFICATION: Alleviates flooding at intersection of E. Dunne Ave. and Hill Rd.

COST ESTIMATE ACCURACY: Based on preliminary engineering only.

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Minimal additional annual operating costs to be absorbed in Public Works Street Division budget. However, as drainage problems are repaired or improved, maintenance costs are reduced during rain events.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$20					\$20
6360 - Construction	\$780					\$780
6530 - CIP Administration	\$60					\$60
PROJECT COST	\$860					\$860
FUNDING SOURCE(S)						
304 - Drainage Fund (non-AB1600)	\$860					\$860
	\$860					\$860

**CITY OF MORGAN HILL
CAPITAL IMPROVEMENT PROGRAM
Streets & Roads**

(Thousands of Dollars)

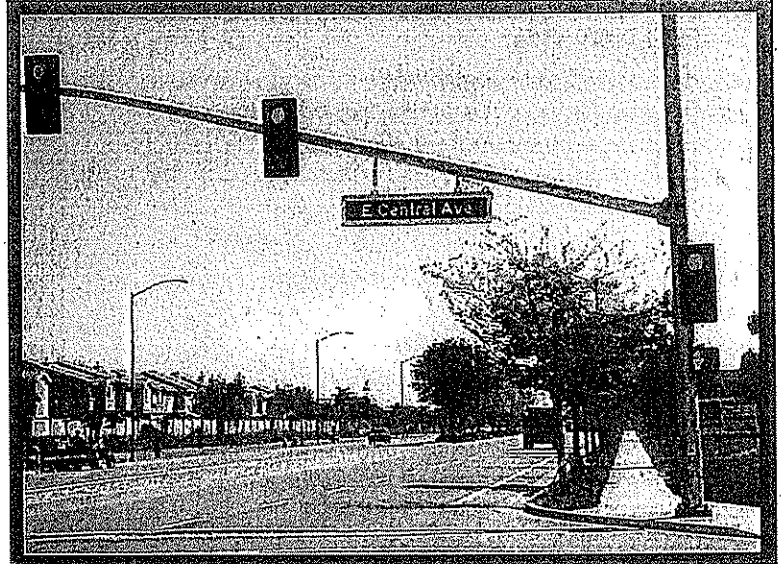
	2009-10	2010-11	2011-12	2012-13	2013-14	TOTALS
PROJECT TITLE						
502000 New Signal Construction	\$460	\$0	\$365	\$0	\$365	\$1,190
504E02 Butterfield Boulevard Extension South	\$5,970	\$12,920	\$0	\$0	\$0	\$18,890
504F09 Butterfield Blvd North Extension	\$405	\$600	\$0	\$0	\$0	\$1,005
512093 Underground Monterey Utilities	\$190	\$0	\$0	\$0	\$0	\$190
519096 Pavement Rehabilitation Program	\$1,137	\$1,779	\$1,183	\$1,206	\$0	\$5,305
529001 Underground Utilities - Misc. Locations	\$0	\$180	\$0	\$180	\$0	\$360
531003 Highway 101/Tennant Interchange	\$15,900	\$0	\$0	\$0	\$0	\$15,900
541005 Downtown Parking	\$1,325	\$2,280	\$1,425	\$0	\$0	\$5,030
543006 Third Street Promenade	\$80	\$0	\$0	\$0	\$0	\$80
546007 Santa Teresa Construction	\$4,665	\$12,520	\$75	\$0	\$0	\$17,260
547007 West Dunne Avenue Widening	\$9,170	\$95	\$0	\$0	\$0	\$9,265
548008 Cochrane Rd. Traffic Signal Timing/Coordination	\$125	\$680	\$0	\$0	\$0	\$805
549008 ADA Access Ramps in Redevelopment Area	\$0	\$100	\$0	\$100	\$0	\$200
550008 Downtown Street Revitalization	\$245	\$2,995	\$2,930	\$4,710	\$0	\$10,880
551008 RDCS School Safety Improvements	\$125	\$125	\$125	\$160	\$160	\$695
552008 RDCS Miscellaneous Public Improvements	\$125	\$125	\$125	\$160	\$160	\$695
554009 Cochrane Road Widening	\$510	\$0	\$0	\$0	\$0	\$510
5MRI02 Monterey Road Improvements	\$0	\$400	\$6,300	\$0	\$0	\$6,700
TOTAL PROJECTS	\$40,432	\$34,799	\$12,528	\$6,516	\$685	\$94,960
PROJECT FUNDING SOURCES						
308 Street Fund (Prop. 42)	\$387	\$410	\$433	\$456	\$0	\$1,686
308 Street Fund (VTP 2030 Grant)	\$2,500	\$5,020	\$0	\$0	\$0	\$7,520
308 Street Fund (VTA Grant) - TFCA	\$160	\$0	\$0	\$0	\$0	\$160
308 Street Fund (TDA Article 3 Grant)	\$0	\$37	\$0	\$37	\$0	\$74
308 Street Fund (Prop. 1B Grant)	\$0	\$619	\$0	\$0	\$0	\$619
309 Traffic Impact Fund (AB1600)	\$810	\$0	\$365	\$0	\$365	\$1,540
317 Redevelopment Agency	\$28,375	\$28,283	\$11,480	\$5,523	\$0	\$73,661
346 Pub Fac non-AB1600 (CIP/Measure C Fees)	\$125	\$125	\$125	\$160	\$160	\$695
350 Undergrounding Fund	\$0	\$180	\$0	\$180	\$0	\$360
355 School Pedestrian Safety	\$125	\$125	\$125	\$160	\$160	\$695
905 Federal Stimulus	\$7,950	\$0	\$0	\$0	\$0	\$7,950
	\$40,432	\$34,799	\$12,528	\$6,516	\$685	\$94,960

PROJECT TITLE: New Signal Construction

Category: Streets & Roads
Project Location: City-wide

Project Number: 502000

DESCRIPTION: New traffic signals are installed as needed to meet growing traffic demands. In FY07/08 the intersection of Monterey Rd. and Spring Ave. was studied. It was determined that a new signal was warranted for safety and circulation purposes. A General Plan amendment will be required prior to modifications to this intersection. In FY09/10, a new traffic signal is planned to be installed at the Spring Avenue/Monterey Road intersection with left turn restrictions at San Pedro/Monterey intersection. In FY11/12 and FY13/14, other signals, yet to be determined, will be installed at warranted locations in accordance with the General Plan.



JUSTIFICATION: New signals, when warranted, provide for a more efficient movement of traffic and improve pedestrian safety.

COST ESTIMATE ACCURACY: Based on recent similar projects

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Maintenance of new traffic signal to be performed by Public Works Streets Division, estimated additional annual operating cost of \$1,500 per signal.

EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$60		\$50		\$50	\$160
6360 - Construction	\$350		\$275		\$275	\$900
6530 - CIP Administration	\$50		\$40		\$40	\$130
PROJECT COST	\$460		\$365		\$365	\$1,190
FUNDING SOURCE(S)						
309-Traffic Impact Fund (AB1600)	\$460		\$365		\$365	\$1,190
	\$460		\$365		\$365	\$1,190

PROJECT TITLE: Butterfield Boulevard Extension South

Category: Streets & Roads

Project Number: 504E02

Project Location: Butterfield Blvd: Tennant to Watsonville/Monterey

DESCRIPTION: The General Plan Circulation Element calls for Butterfield Blvd. to extend south to Watsonville Rd. The scope of this project is to extend Butterfield from Tennant Ave. to the Watsonville Rd./Monterey Rd. intersection. The road width will be determined by the General Plan Circulation Element update scheduled to be completed by the end of 2009. Included in the project is an overpass grade separation at the RR tracks. Preliminary alignment and environmental studies were completed for this project in 06/07. In 08/09, the ROW acquisition process and project design began. Construction will start in FY10/11.

JUSTIFICATION: Construction of the Butterfield South Extension will provide a critical north-south corridor as a bypass of the downtown area. This road segment has a direct benefit to the RDA project area by enhancing access to substantial tracts of commercial and industrial properties and, thus, contributing to economic goals.

COST ESTIMATE ACCURACY: Based on preliminary engineering

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Additional lane miles added to Street Maintenance inventory. New traffic signal also added to PW Streets Division inventory.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition	\$4,500					\$4,500
6200 - Professional Service	\$1,330	\$220				\$1,550
6360 - Construction		\$12,500				\$12,500
6530 - CIP Administration	\$140	\$200				\$340
PROJECT COST	\$5,970	\$12,920				\$18,890
FUNDING SOURCE(S)						
308-Street Fund (VTP 2030 Grant)	\$2,500	\$4,920				\$7,420
317-Redevelopment Agency	\$3,470	\$8,000				\$11,470
	\$5,970	\$12,920				\$18,890

PROJECT TITLE: Butterfield Blvd North Extension

Category: Streets & Roads

Project Number: 504F09

Project Location: Butterfield Blvd north of Cochran Rd.

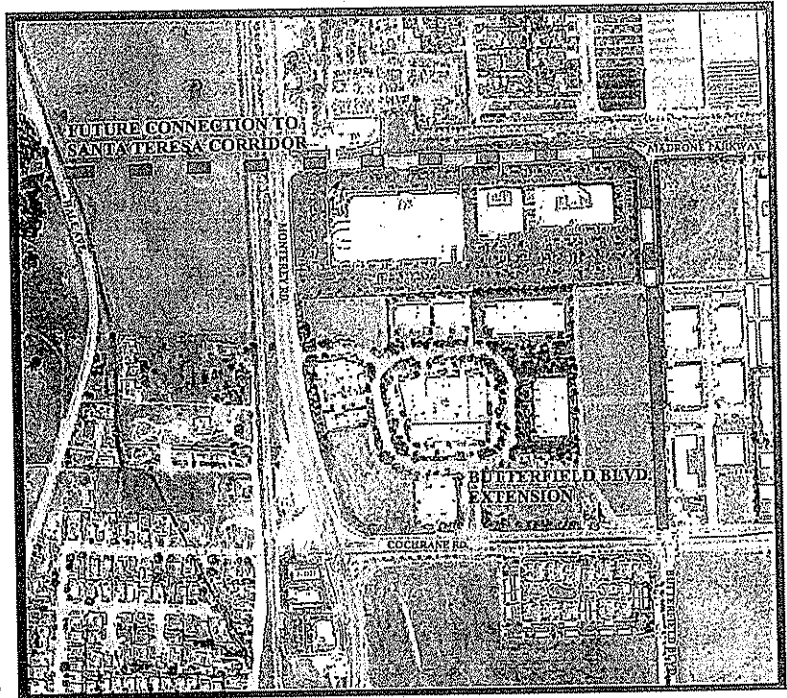
DESCRIPTION: Extend Butterfield Blvd. north from Cochran Rd. to Madrone Parkway. Improvements include new road section per City standards, curb and gutter, sidewalks, and streetlights. Beyond the Butterfield extension, further analysis will be conducted for determining a future connection to the Santa Teresa corridor, all in accordance with previous City Council direction.

JUSTIFICATION: The General Plan calls for Butterfield Blvd to extend north to Madrone Pkwy., and for Madrone Parkway to extend to Hale Ave. to complete the circulation network required at the north end of the City.

COST ESTIMATE ACCURACY: Preliminary estimate only

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Added lane miles to be maintained by PW Streets Division.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition	\$300					\$300
6200 - Professional Service	\$85					\$85
6360 - Construction		\$580				\$580
6530 - CIP Administration	\$20	\$20				\$40
PROJECT COST	\$405	\$600				\$1,005
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$405	\$600				\$1,005
	\$405	\$600				\$1,005

PROJECT TITLE: Underground Monterey Utilities

Category: Streets & Roads

Project Number: 512093

Project Location: Monterey Road - Dunne to 600' north of Cosmo

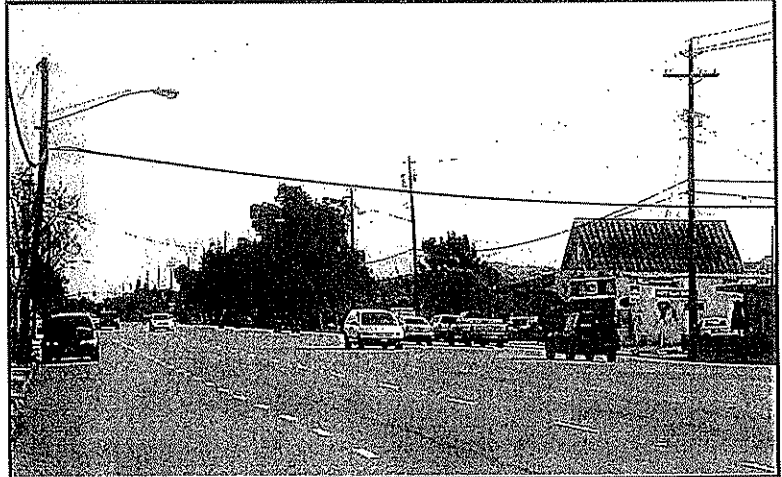
DESCRIPTION: City's goal is to underground the overhead utility lines along Monterey Rd. from Dunne Ave. to Tennant Ave. using Rule 20A funds. PG&E is responsible for design. Sufficient Rule 20A funds are available to accomplish undergrounding from Dunne to approximately 600 ft. north of Cosmo. Construction anticipated in FY09/10 using \$1.5M of Rule 20A funding. These funds will not come to the City, but will be spent by PG&E against the City's 20A fund balance held by PG&E. City is responsible for conversion costs at buildings since those costs are not eligible for Rule 20A funds.

JUSTIFICATION: The undergrounding of utilities will improve both the aesthetics and safety along Monterey Road.

COST ESTIMATE ACCURACY: Estimate based on past experience; preliminary engineering only, no field survey.

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: None



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction	\$90					\$90
6530 - CIP Administration	\$100					\$100
PROJECT COST	\$190					\$190
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$190					\$190
	\$190					\$190

PROJECT TITLE: Pavement Rehabilitation Program

Category: Streets & Roads
Project Location: City-wide

Project Number: 519096

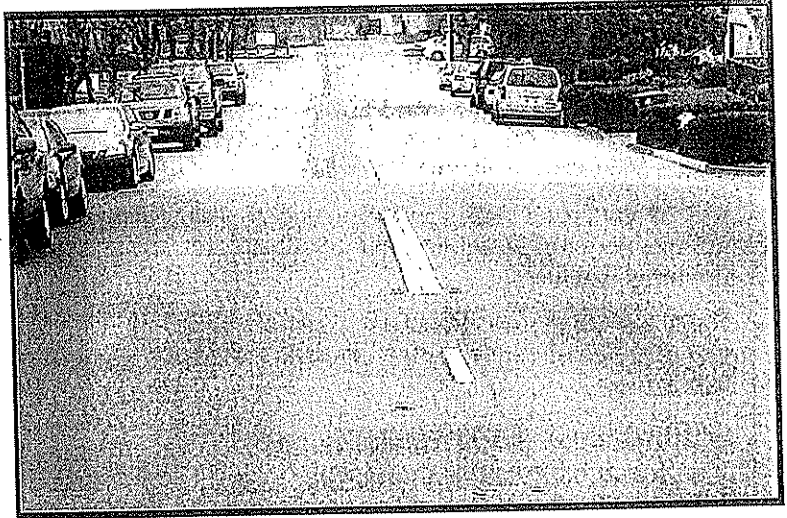
DESCRIPTION: This Program involves the rehabilitation of existing street surfaces by crack sealing, slurry seal, overlay or reconstruction.

JUSTIFICATION: Extends surface life of streets, thus reducing expensive asphalt concrete resurfacing costs. Street System Condition 2008 Report recommends need of \$4.9M per year over next 5 years. At funding level shown over next 5 years, deferred maintenance backlog for resurfacing will exceed \$18M. Staff continues to be diligent with grant applications for pavement rehab/resurfacing needs.

COST ESTIMATE ACCURACY: Available funding drives level of project work each year

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Pavement rehabilitation reduces overall maintenance cost as affected streets are improved.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$100	\$100	\$100	\$100		\$400
6360 - Construction	\$987	\$1,629	\$1,033	\$1,056		\$4,705
6530 - CIP Administration	\$50	\$50	\$50	\$50		\$200
PROJECT COST	\$1,137	\$1,779	\$1,183	\$1,206		\$5,305
FUNDING SOURCE(S)						
308-Street Fund (Prop. 1B Grant)		\$619				\$619
308-Street Fund (Prop. 42)	\$387	\$410	\$433	\$456		\$1,686
317-Redevelopment Agency	\$750	\$750	\$750	\$750		\$3,000
	\$1,137	\$1,779	\$1,183	\$1,206		\$5,305

PROJECT TITLE: Underground Utilities - Misc. Locations

Category: Streets & Roads

Project Number: 529001

Project Location: City-wide

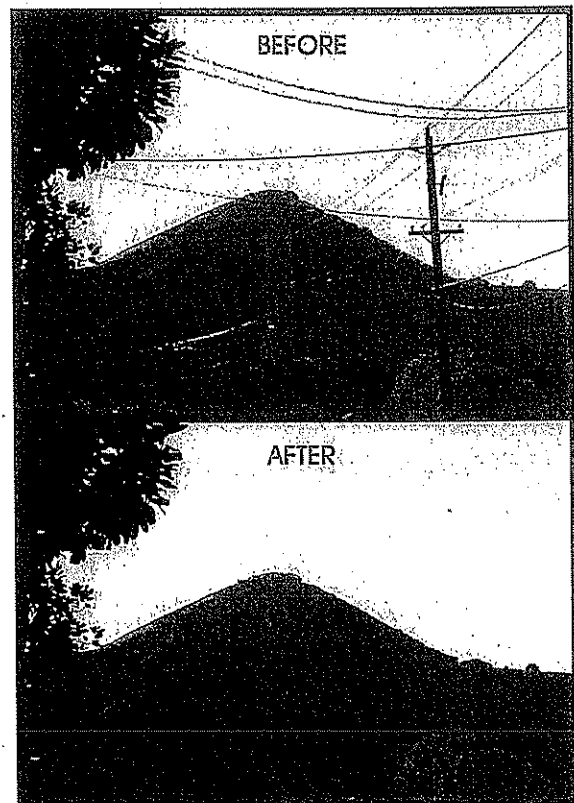
DESCRIPTION: The Utility Undergrounding fund receives revenues from developers authorized by the City Council to pay an in-lieu fee for the utility undergrounding that is required of their projects according to the Municipal Code. The funds collected are aggregated to ultimately pay for utility undergrounding at key locations in the city. The CIP carries a placeholder for these funds so that they may be used either as a stand-alone CIP project or contributed to a larger development project to accomplish undergrounding beyond the limits and responsibility of that project.

JUSTIFICATION: Placement of overhead utilities in underground conduits and vaults eliminates a safety hazard (fallen lines in an emergency) and an unsightly condition.

COST ESTIMATE ACCURACY: Based on available revenue only at this time.

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: None



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service		\$15		\$15		\$30
6360 - Construction		\$155		\$135		\$290
6530 - CIP Administration		\$10		\$30		\$40
PROJECT COST		\$180		\$180		\$360
FUNDING SOURCE(S)						
350-Undergrounding Fund		\$180		\$180		\$360
		\$180		\$180		\$360

PROJECT TITLE: Highway 101/Tennant Interchange

Category: Streets & Roads

Project Number: 531003

Project Location: Highway 101/Tennant Interchange

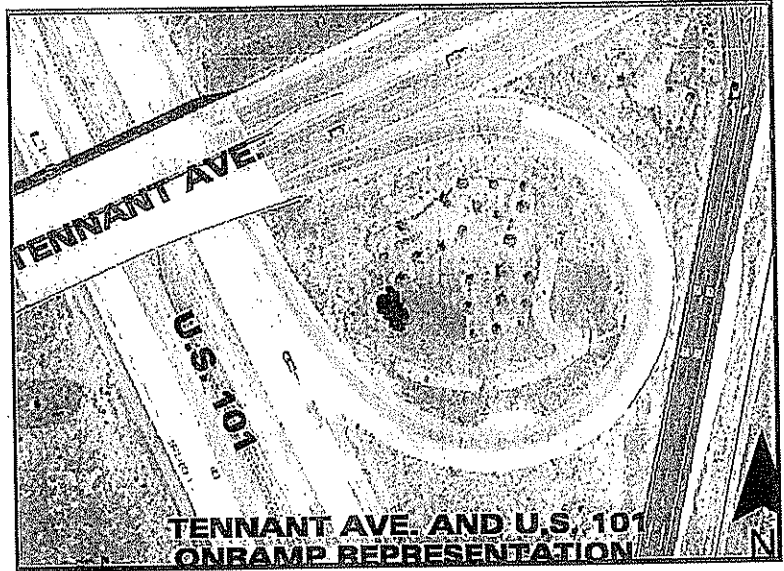
DESCRIPTION: Widen Tennant Avenue bridge over Hwy 101 and construct a loop ramp for eastbound Tennant Ave. to northbound Hwy 101. In 06/07, the Project Study Report was finalized, completing the environmental clearance for the project. In FY07/08 and 08/09 the project was designed using RDA funds. Construction estimated to occur in 09/10. Staff has applied for Stimulus Fund, ARRA, as they become available to fund this project.

JUSTIFICATION: Brings this interchange to the standards of the Cochrane Rd. and E. Dunne Ave. interchanges, and enhances the prospects for industrial and commercial development in southeast quadrant of city.

COST ESTIMATE ACCURACY: Estimate based on 100% PSR

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Public Works Streets Division will take on minor increased maintenance costs of expanded crossing over Highway 101. Maintenance of the ramps is the responsibility of Caltrans.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$2,250					\$2,250
6360 - Construction	\$13,400					\$13,400
6530 - CIP Administration	\$250					\$250
PROJECT COST	\$15,900					\$15,900
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$7,950					\$7,950
905-Federal Stimulus	\$7,950					\$7,950
	\$15,900					\$15,900

PROJECT TITLE: Downtown Parking

Category: Streets & Roads
Project Location: Downtown area

Project Number: 541005

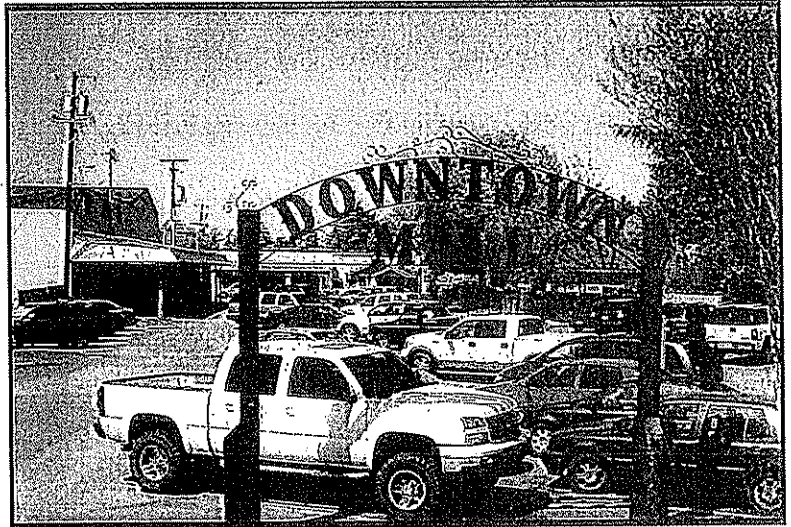
DESCRIPTION: Provide more parking downtown by creating new lots and/or expanding and connecting existing lots all in accordance with the update of the Downtown Specific Plan. In FY07/08, sites for potential parking were acquired at a cost of approximately \$4 million. In FY08/09, the City began construction of 91 surface parking spaces on Depot St. and Third St. which will be completed in 09/10. Other parking lots will be constructed as sites become available.

JUSTIFICATION: Adequate parking is essential to the economic viability of the downtown. The existing lots and on-street parking will be insufficient for future needs.

COST ESTIMATE ACCURACY: Based only on available funds

RESPONSIBLE DEPARTMENTS: BAHS, Public Works

IMPACT TO OPERATING BUDGET: Operation and maintenance cost associated with new parking lots downtown should be borne by Downtown Parking Assessment District.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition	\$500					\$500
6200 - Professional Service	\$30	\$100	\$55			\$185
6360 - Construction	\$725	\$2,100	\$1,300			\$4,125
6530 - CIP Administration	\$70	\$80	\$70			\$220
PROJECT COST	\$1,325	\$2,280	\$1,425			\$5,030
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$1,325	\$2,280	\$1,425			\$5,030
	\$1,325	\$2,280	\$1,425			\$5,030

PROJECT TITLE: Third Street Promenade

Category: Streets & Roads
Project Location: Downtown area

Project Number: 543006

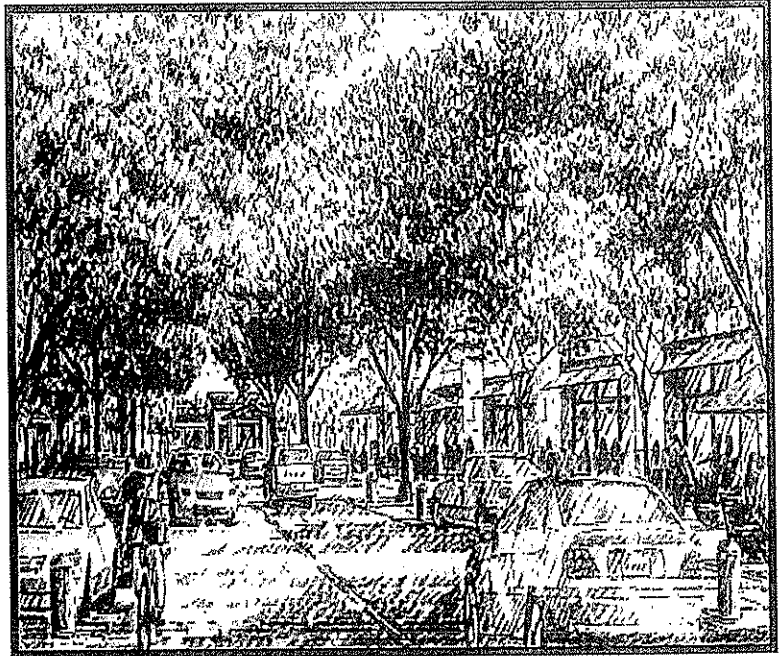
DESCRIPTION: This continues the project management work of reconstructing Third St. between Monterey Rd. and Depot St. to create the pedestrian-friendly thoroughfare envisioned in City's Downtown Plan. The project will entail the complete reconstruction of the street, finished with wide sidewalks, landscaping, benches, and pedestrian amenities.

JUSTIFICATION: The Third St. Promenade is a key element of the city's Downtown Plan.

COST ESTIMATE ACCURACY: Estimated based on past experience

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Maintenance of street improvements and landscaping to be shared by PW Streets Division and Downtown Property Based Improvement District (PBID).



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction						\$0
6530 - CIP Administration	\$80					\$80
PROJECT COST	\$80					\$80
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$80					\$80
	\$80					\$80

PROJECT TITLE: Santa Teresa Construction

Category: Streets & Roads

Project Number: 546007

Project Location: From Main Ave to Spring Ave

DESCRIPTION: Construct Santa Teresa from Main Ave. to DeWitt. Project scope includes roadway improvements, sidewalks, bike lanes, and streetlights. The road width and number of lanes will be determined by the General Plan Circulation update scheduled to be completed by the end of 2009. Preliminary design was completed in FY07/08. Project is on hold pending the update to the Circulation Element of the General Plan. Final design and ROW acquisition will occur in FY09/10, followed by construction in FY10/11.

JUSTIFICATION: The current General Plan Circulation Element calls for Santa Teresa Blvd. as a 4-lane continuous route through the city from Tilton Ave. to Watsonville Rd. The construction of this road segment will reduce traffic in nearby residential neighborhoods making those areas safer for pedestrians. This phase will construct the segment from Main Ave to DeWitt Ave near Spring Ave.

COST ESTIMATE ACCURACY: Based on preliminary design.

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Additional lane miles added to the street maintenance inventory. New traffic signals also added to PW Streets Division inventory.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition	\$4,000					\$4,000
6200 - Professional Service	\$570	\$400				\$970
6360 - Construction		\$12,000				\$12,000
6530 - CIP Administration	\$95	\$120	\$75			\$290
PROJECT COST	\$4,665	\$12,520	\$75			\$17,260

FUNDING SOURCE(S)	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year
317-Redevelopment Agency	\$4,665	\$12,520	\$75			\$17,260
	\$4,665	\$12,520	\$75			\$17,260

PROJECT TITLE: West Dunne Avenue Widening

Category: Streets & Roads

Project Number: 547007

Project Location: West Dunne Ave from Monterey Rd. to Peak Ave.

DESCRIPTION: West Dunne Ave. is to be widened to its ultimate width from Monterey Rd. to Peak Ave. Project scope includes widening of roadway to accommodate future 4 lanes of traffic east of Santa Teresa and 2 lanes west of Santa Teresa, bike lanes, sidewalks, and street lighting. Preliminary design was completed in FY07/08. Final design, environmental review, and ROW acquisition began in FY08/09 with construction starting in FY09/10.



JUSTIFICATION: Dunne Ave. is one of the City's critical east-west corridors, and is in need of widening from 2 lanes to future 4 lanes from Monterey Rd. to Santa Teresa Blvd. in accordance with the General Plan. The roadway will be striped for 2 lanes until future traffic warrants 4 lanes. A continuous sidewalk is also needed for this portion of Dunne Ave. as pedestrians now must walk in the roadway.

COST ESTIMATE ACCURACY: Based on preliminary design

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Minimal additional annual costs.

EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition	\$1,700					\$1,700
6200 - Professional Service	\$350					\$350
6360 - Construction	\$7,000					\$7,000
6530 - CIP Administration	\$120	\$95				\$215
PROJECT COST	\$9,170	\$95				\$9,265
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$9,170	\$95				\$9,265
	\$9,170	\$95				\$9,265

PROJECT TITLE: Cochrane Rd. Traffic Signal Timing/Coordination

Category: Streets & Roads

Project Number: 548008

Project Location: Cochrane Road

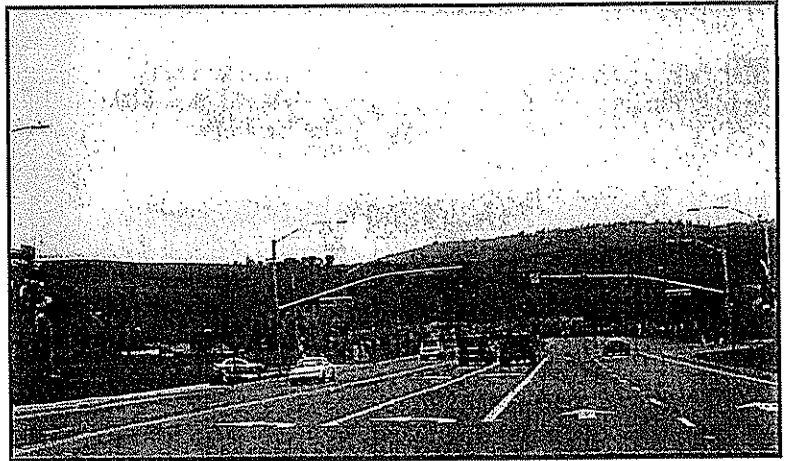
DESCRIPTION: Interconnect traffic signals and striping to improve traffic movement and safety. Signals are to be synchronized to facilitate efficiency. Timing based on earliest date the City may receive VTP 2035 Grant. Construction cost includes installation of conduit and wire connecting all signal controllers.

JUSTIFICATION: Cochrane Rd. is one of the City's major east-west corridors, and the signal and striping upgrades are necessary to accommodate the increased volume of vehicle movement.

COST ESTIMATE ACCURACY: Preliminary estimate only

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Minimal impact to operating budget



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$100	\$20				\$120
6360 - Construction		\$630				\$630
6530 - CIP Administration	\$25	\$30				\$55
PROJECT COST	\$125	\$680				\$805
FUNDING SOURCE(S)						
308-Street Fund (VTP 2030 Grant)		\$100				\$100
317-Redevelopment Agency	\$125	\$580				\$705
	\$125	\$680				\$805

PROJECT TITLE: ADA Access Ramps in Redevelopment Area

Category: Streets & Roads

Project Number: 549008

Project Location: Various locations in RDA Project Area

DESCRIPTION: Construct ADA access ramps at various sidewalk locations throughout the Redevelopment Project Area. Scope includes the removal of barriers, such as curbs, and installing concrete ADA access ramps. Approximately 30-40 ramps will be constructed every other year beginning in FY08/09.

JUSTIFICATION: This project becomes part of a continuing effort to improve accessibility in the public right-of-way. Locations in the Redevelopment Project Area are eligible for RDA funding.

COST ESTIMATE ACCURACY: Estimate based on recent experience

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: None



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction		\$92		\$92		\$184
6530 - CIP Administration		\$8		\$8		\$16
PROJECT COST		\$100		\$100		\$200
FUNDING SOURCE(S)						
308-Street Fund (TDA Article 3 Grant)		\$37		\$37		\$74
317-Redevelopment Agency		\$63		\$63		\$126
		\$100		\$100		\$200

PROJECT TITLE: Downtown Street Revitalization

Category: Streets & Roads

Project Number: 550008

Project Location: Downtown

DESCRIPTION: Various streets in the downtown area will require revitalization pending the results of the Downtown Specific Plan update. The City is participating in an MTC Planning grant program that will be focusing on the revitalization of Monterey Rd. downtown. RDA funding for the downtown area has been provided to address these revitalization efforts, including pavement repair, curb, gutter and sidewalk repair, water and sewer upgrades, lighting and landscaping upgrades. Undergrounding of overhead utilities will also be considered. The lighting and landscaping in the median in Monterey Rd. between Dunne Ave. and Main Ave. In 08/09 the bulbout at Monterey and Dunne was designed and construction awarded; construction will occur in 09/10.

JUSTIFICATION: The proposed streetscape improvements will replace aged sidewalks, lighting, and pedestrian areas to coordinate with recent improvements to Depot St. and those proposed for Third St., and to help revitalize the downtown area.

COST ESTIMATE ACCURACY: Long range planning estimate. Not tied to specific scope.

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Replacement of aged water and sewer lines and pavement replacement will reduce maintenance cost. Maintenance of new lighting and landscaping will be performed by PW Streets Division with partial offsets from downtown Property Based Improvement District.



EXPENDITURE CATEGORY

	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$45	\$150	\$200	\$350		\$745
6360 - Construction	\$150	\$2,740	\$2,590	\$4,200		\$9,680
6530 - CIP Administration	\$50	\$105	\$140	\$160		\$455
PROJECT COST	\$245	\$2,995	\$2,930	\$4,710		\$10,880

FUNDING SOURCE(S)

317-Redevelopment Agency	\$245	\$2,995	\$2,930	\$4,710		\$10,880
	\$245	\$2,995	\$2,930	\$4,710		\$10,880

PROJECT TITLE: RDCS School Safety Improvements

Category: Streets & Roads
Project Location: City-wide

Project Number: 551008

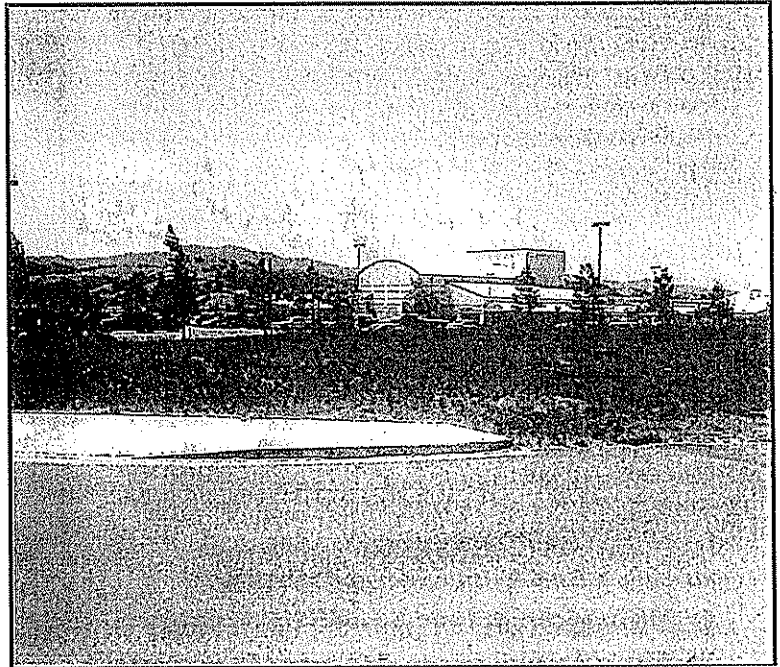
DESCRIPTION: Construct school pedestrian safety improvements in accordance with Residential Development Control System (RDCS) ordinance. Locations and scope will be determined in collaboration with the Morgan Hill Unified School District, utilizing studies and maps. MHUSD will be preparing maps designating safe routes to schools in FY08/09. Funds can also be used to supplement improvement projects undertaken by developers near schools.

JUSTIFICATION: Fund 355 fees collected from developers throughout the RDCS process are to be allocated for construction of school safety projects.

COST ESTIMATE ACCURACY: Based on available funds

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Additional maintenance costs to Public Works Streets Division will be minimal



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$10	\$15	\$15	\$20	\$20	\$80
6360 - Construction	\$100	\$100	\$100	\$125	\$125	\$550
6530 - CIP Administration	\$15	\$10	\$10	\$15	\$15	\$65
PROJECT COST	\$125	\$125	\$125	\$160	\$160	\$695
FUNDING SOURCE(S)						
355-School Pedestrian Safety	\$125	\$125	\$125	\$160	\$160	\$695
	\$125	\$125	\$125	\$160	\$160	\$695

PROJECT TITLE: RDSCS Miscellaneous Public Improvements

Category: Streets & Roads
Project Location: City-wide

Project Number: 552008

DESCRIPTION: Construct public improvements, including street and utility improvements, at various locations to fill gaps and enhance safety. Location and scope will be determined by the need to construct public improvements in areas where gaps exist with emphasis on major arterial streets and other locations shown on the Residential Development Control System (RDSCS) List of Street Improvements. Funds can be used to supplement the work undertaken by developers to fill in gaps and address safety issues.

JUSTIFICATION: The City's RDSCS Ordinance provides for collection of funds from residential developers to be used to complete public infrastructure improvements.

COST ESTIMATE ACCURACY: Estimate based on funds available

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Additional annual maintenance costs to Public Works Street and/or Utility Divisions.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$10	\$15	\$15	\$20	\$20	\$80
6360 - Construction	\$100	\$100	\$100	\$125	\$125	\$550
6530 - CIP Administration	\$15	\$10	\$10	\$15	\$15	\$65
PROJECT COST	\$125	\$125	\$125	\$160	\$160	\$695
FUNDING SOURCE(S)						
346-Pub Fac non-AB1600 (CIP/Measure C Fees)	\$125	\$125	\$125	\$160	\$160	\$695
	\$125	\$125	\$125	\$160	\$160	\$695

PROJECT TITLE: Cochrane Road Widening

Category: Streets & Roads

Project Number: 554009

Project Location: Cochrane Rd: 300' east of Sutter Blvd to DePaul Dr

DESCRIPTION: Widen Cochrane Rd, east-bound direction, 300 ft. east of Sutter to DePaul Dr. to provide Class II Bikelane and new sidewalk.

JUSTIFICATION: Eastbound Cochrane Road between Sutter Blvd. and Highway 101 has insufficient width for a proper bike lane. Widening will reduce vehicle/bicycle conflicts.

COST ESTIMATE ACCURACY: Based on preliminary engineering

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Minor increase in street maintenance



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$50					\$50
6360 - Construction	\$415					\$415
6530 - CIP Administration	\$45					\$45
PROJECT COST	\$510					\$510
FUNDING SOURCE(S)						
308-Street Fund (VTA Grant) - TFCA	\$160					\$160
309-Traffic Impact Fund (AB1600)	\$350					\$350
	\$510					\$510

PROJECT TITLE: Monterey Road Improvements

Category: Streets & Roads

Project Number: 5MRI02

Project Location: Monterey Road: Main to Tilton, Dunne to Maple

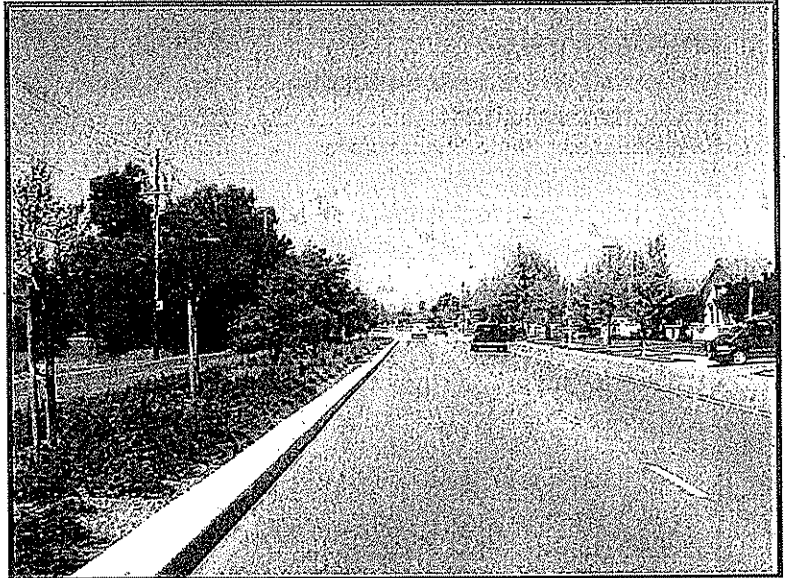
DESCRIPTION: Construct medians with landscaping in Monterey Rd. from Tilton Ave. to Main Ave., and from Dunne Ave. to Maple Ave. Construct curb, gutter, and sidewalk along the east shoulder of Monterey Rd. from Madrone Parkway to Burnett Ave.

JUSTIFICATION: The General Plan Circulation Element calls for fully improved streets, including raised medians, for arterial corridors. Monterey Rd. lacks continuous medians from Tilton Ave. to Main Ave. and from Dunne Ave. to Maple Ave. Timing subject to availability of sufficient maintenance funds.

COST ESTIMATE ACCURACY: Preliminary estimate only

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Project contingent upon identification of additional maintenance revenues.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service		\$320	\$100			\$420
6360 - Construction			\$5,950			\$5,950
6530 - CIP Administration		\$80	\$250			\$330
PROJECT COST		\$400	\$6,300			\$6,700
FUNDING SOURCE(S)						
317-Redevelopment Agency		\$400	\$6,300			\$6,700
		\$400	\$6,300			\$6,700

Water

(Thousands of Dollars)

[illegible]

PROJECT FUNDING SOURCES

[illegible]

PROJECT TITLE: New Well Property/Construction

Category: Water

Project Number: 601000

Project Location: City-wide

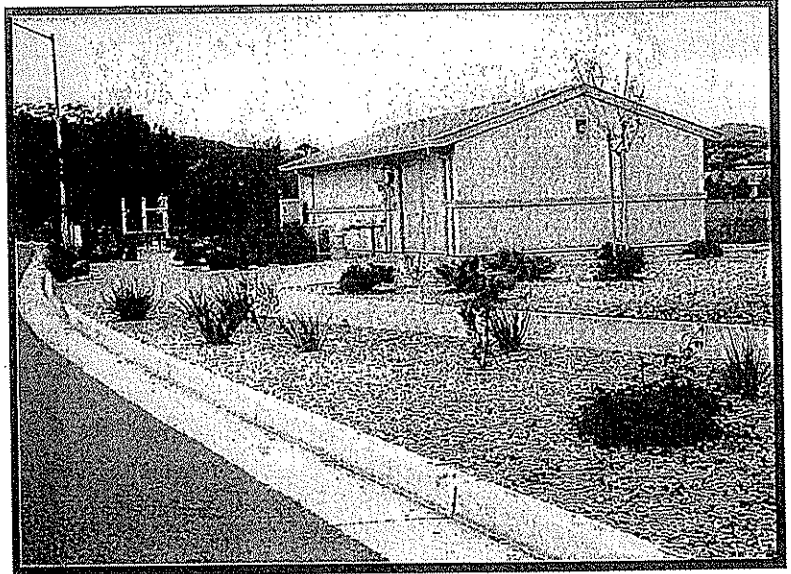
DESCRIPTION: The Water Master Plan recommends that more water wells be constructed to meet quality standards, improve reliability, and provide for increased demand due to growth. A new well project began, and was completed in FY08/09 with funding of \$600,000 carried over from FY07/08. Another new well is anticipated to be needed in 10/11.

JUSTIFICATION: The 2002 Water Master Plan identifies the need for additional wells.

COST ESTIMATE ACCURACY: Based on recent past experience

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Addition of a new facility will increase operating budget which will be absorbed by Water Operations Fund.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition	\$70				\$100	\$170
6200 - Professional Service	\$110				\$140	\$250
6360 - Construction		\$900			\$1,000	\$1,900
6530 - CIP Administration	\$80	\$50			\$70	\$200
PROJECT COST	\$260	\$950			\$1,310	\$2,520
FUNDING SOURCE(S)						
651-Water Impact Fund (AB1600)	\$260	\$950			\$1,310	\$2,520
	\$260	\$950			\$1,310	\$2,520

PROJECT TITLE: New Water Mains

Project Number: 603000

Category: Water

Project Location: City-wide

DESCRIPTION: New water mains are required to provide adequate water supply as the City expands. In accordance with the 2002 Water Master Plan, some mains will be constructed by the City, and some by developers with partial reimbursement from the City. The new main in Barrett west of Hwy 101 was designed in FY07/08 and construction began in FY08/09 and will be completed in FY09/10.

JUSTIFICATION: In accordance with the 2002 Water Master Plan, the new water mains will ensure that adequate water is supplied throughout the system to accommodate future demand.

COST ESTIMATE ACCURACY: Based on available revenue only at this time.

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Results in some minimal increases to Water Division operating budget due to additional water line maintenance.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service		\$45		\$45		\$90
6360 - Construction		\$430		\$410		\$840
6530 - CIP Administration	\$50	\$25		\$20		\$95
PROJECT COST	\$50	\$500		\$475		\$1,025
FUNDING SOURCE(S)						
651-Water Impact Fund (AB1600)	\$50	\$500		\$475		\$1,025
	\$50	\$500		\$475		\$1,025

PROJECT TITLE: Booster Pump Rehabilitation

Category: Water
Project Location: City Booster Stations

Project Number: 607000

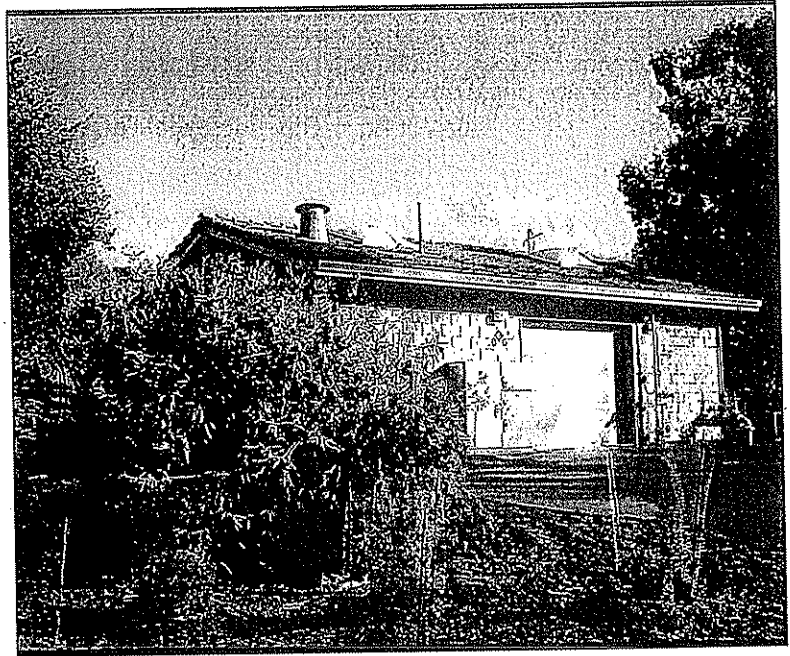
DESCRIPTION: In accordance with the 2002 Water Master Plan, several water booster stations are in need of rehabilitation. Rehabilitation of Glen Ayre booster station began in FY 07/08, and will be completed in FY09/10. The schedule calls for rehabilitation of El Toro (FY11/12) and Encino booster station (FY13/14).

JUSTIFICATION: Several existing booster pumps are very old and require excessive maintenance.

COST ESTIMATE ACCURACY:

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Rehabilitation of an old water booster station will result in reduction of operation budget due to lower frequency of emergency repairs.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$45		\$50		\$75	\$170
6360 - Construction	\$400		\$450		\$500	\$1,350
6530 - CIP Administration	\$60		\$60		\$70	\$190
PROJECT COST	\$505		\$560		\$645	\$1,710
FUNDING SOURCE(S)						
653-Water System Replacement Fund	\$505		\$560		\$645	\$1,710
	\$505		\$560		\$645	\$1,710

PROJECT TITLE: Rehabilitate Water Wells

Category: Water
Project Location: City-wide

Project Number: 608093

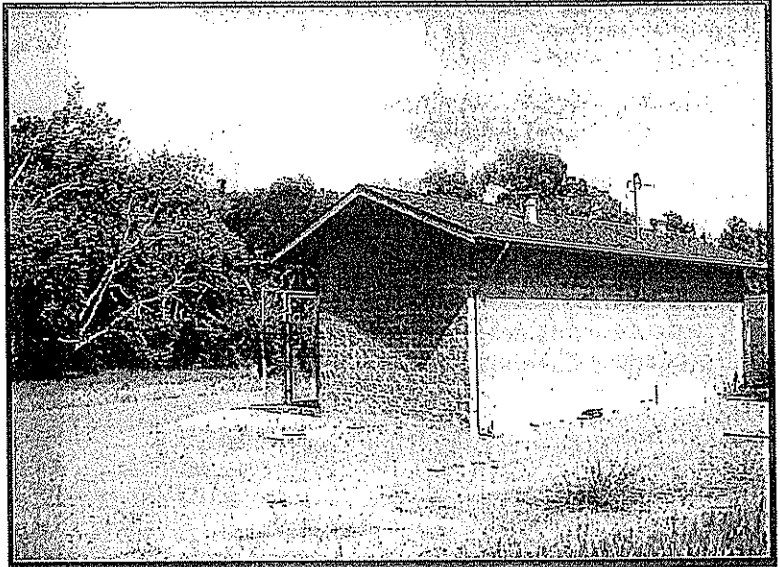
DESCRIPTION: The 2002 Water Master Plan recommends the systematic rehabilitation of City wells. All facilities will be standardized to reduce the required parts inventory and provide ease of maintenance. Electrical deficiencies at these sites will be addressed and chlorination equipment will be upgraded. Rehabilitation of Boys' Ranch II began in FY08/09 and will be completed in 09/10. Diana I Well is scheduled to be rehabilitated in FY09/10.

JUSTIFICATION: Rehabilitation is needed to improve water quality, restore the production demand at all wells throughout the system, and improve reliability.

COST ESTIMATE ACCURACY: Annual appropriation without regard to specific project, based on past years' average costs.

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Rehabilitation of water wells will reduce the Water Division operating budget due to reduction of (1) the required parts inventory and (2) frequency of maintenance service calls.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$40					\$40
6360 - Construction	\$300		\$75		\$100	\$475
6530 - CIP Administration	\$50		\$10		\$20	\$80
PROJECT COST	\$390		\$85		\$120	\$595
FUNDING SOURCE(S)						
653-Water System Replacement Fund	\$390		\$85		\$120	\$595
	\$390		\$85		\$120	\$595

PROJECT TITLE: Water Main Replacement

Category: Water
Project Location: City-wide

Project Number: 610000

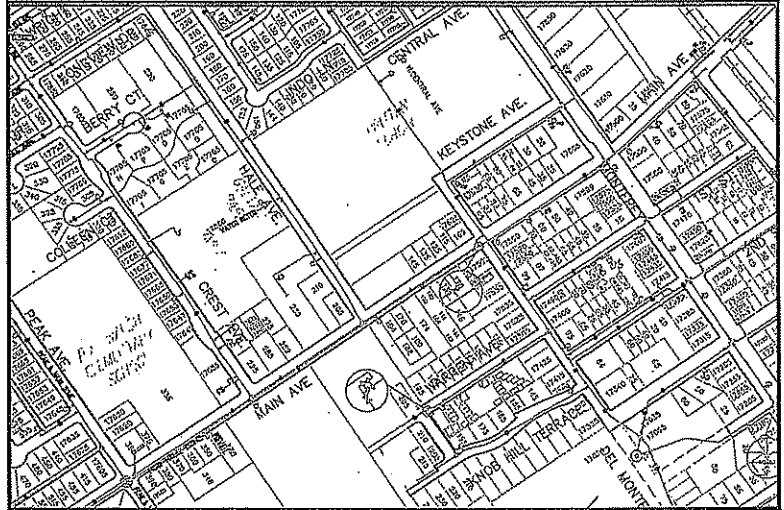
DESCRIPTION: This project budgets for regular improvements to the City's existing water system. The replacement of main lines (per the Water Master Plan) located in the Llagas zone and Barrett/Church St. began in FY08/09 with \$600,000 funding carried over from FY07/08. The replacement of water main located on Main Ave. is scheduled in FY09/10 with carryover funds from FY08/09.

JUSTIFICATION: These projects will increase fire flows to current standards.

COST ESTIMATE ACCURACY: Preliminary estimate only; preliminary engineering only, with field survey

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: Replacement of the old main will result in reduction of Water Division operating budget.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$115	\$30				\$145
6360 - Construction		\$650				\$650
6530 - CIP Administration	\$70	\$70				\$140
PROJECT COST	\$185	\$750				\$935
FUNDING SOURCE(S)						
653-Water System Replacement Fund	\$185	\$750				\$935
	\$185	\$750				\$935

PROJECT TITLE: Re-coat Water Reservoir/Tank

Category: Water

Project Number: 620007

Project Location: City's Water Storage Reservoirs

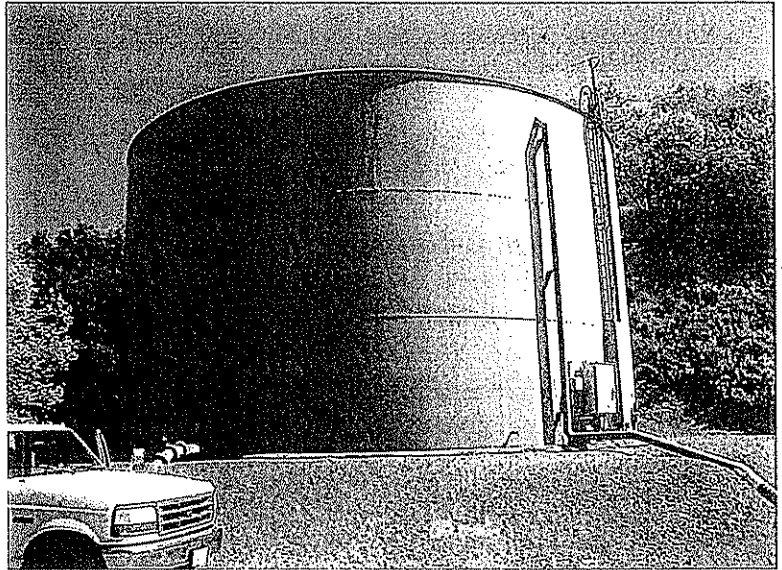
DESCRIPTION: This project is an ongoing program of recoating water storage tanks. The existing coating will be removed and replaced with an epoxy coating for the interior, and corrosion-resistant paint on the exterior surfaces. The re-coating and corrosion control work on the Nob Hill reservoir was completed in FY08/09. In FY10/11 the re-coating of Llagas Tank is planned.

JUSTIFICATION: The project is needed to meet current drinking water standards and should be scheduled every 10 to 20 years per reservoir to maintain the tank's integrity.

COST ESTIMATE ACCURACY: Preliminary estimate only

RESPONSIBLE DEPARTMENTS: Public Works

IMPACT TO OPERATING BUDGET: This project will result in reduction of Water Division operating budget.



EXPENDITURE CATEGORY	(Thousands of Dollars)					Five-Year
	2009-10	2010-11	2011-12	2012-13	2013-14	
6120 - Property Acquisition						\$0
6200 - Professional Service		\$40		\$40		\$80
6360 - Construction		\$80		\$100		\$180
6530 - CIP Administration		\$10		\$10		\$20
PROJECT COST		\$130		\$150		\$280
FUNDING SOURCE(S)						
653-Water System Replacement Fund		\$130		\$150		\$280
		\$130		\$150		\$280



MEMORANDUM

Date: APRIL 14, 2009
To: PLANNING COMMISSION
From: COMMUNITY DEVELOPMENT DEPARTMENT
Subject: RESIDENTIAL DEVELOPMENT CONTROL SYSTEM – FIRST QUARTERLY
REPORT FOR 2009

REQUEST

This RDCS Quarterly Report is presented to the Planning Commission, as required by Section 18.78.150 of the Municipal Code, to allow the Commission to review the progress of Residential Development Control System (RDCS) approved projects and if necessary, make recommendations to the City Council regarding the rescission of building allotments.

RECOMMENDATION

- 1) Staff recommends that the Planning Commission approve the RDCS Quarterly Report by minute action.

PROJECT ASSESSMENT

REPORT OBJECTIVES

The purposes of the RDCS Quarterly Report are to monitor the progress of approved projects, and where satisfactory progress is not being made, to take actions, which can result in the rescission and redistribution of building allotments to projects, which can be completed within required time frames.

PROGRESS OF PROJECTS

Entitlements Pending

The following project phases are classified as being BEHIND SCHEDULE:

Del Monte-Giovanni (MMC-04-05) This project was scheduled to obtain building permits by March 30, 2009 and commence construction by June 30, 2009. Applicant will need to file for a DAA and DSA. A reminder letter was sent March 12, 2009.

E. Dunne-Kruse (MMC-04-10) This project does not have a filed Development Agreement. According to the standard Development Schedule, applicant should have submitted for Final Map and Site Review by Jan. 5, 2009 and for Building Plan Check by March 31, 2009.

Depot-The Granary (MC-05-12) This project does not have a filed Development Agreement. It has not submitted for Final Map or Site Review. The Commence Construction date, according to the standard Development Schedule, is June 30, 2009. However, the project is not viable with the current 12-unit building allotment and applicant is waiting for adoption of the Downtown Specific Plan to add additional density and dwelling units to the project. To preserve the current allotments, applicant will need to apply for an Exception to Loss of Building Allocations (ELBA) by April 30, 2009.

Monterey-Gunter (MC-05-03) This project was scheduled to submit for Building Plan Check by March 30, 2009. A Development Agreement Amendment and a Development Schedule Amendment are in process.

E. Main-Ahlin (MC-05-06) This project was scheduled to submit for Building Plan Check by February 28, 2009. The deadline for Commencement of Construction is June 30, 2009. Applicant was notified by certified mail March 20, 2009.

E. Third-Glenrock (MC-05-11) This project does not have a filed Development Agreement. The recommended schedule had a Zoning Amendment, Subdivision and Development Agreement submittal deadline of Sept. 4, 2007, a Final Map and Site Review submittal of Feb 1, 2008 and deadline for issuance of permits by Sept. 2, 2008. The deadline for Commencement of Construction, according to the standard Development Schedule, is June 30, 2009. Applicant was notified by certified mail 3/23/09.

Monterey-Sherman (MC-05-04) The standard Development Schedule for 2009/10 had a Zoning Amendment, Subdivision and Development Agreement submittal deadline of Sept. 2, 2008. Applicant was notified by certified mail dated Sept. 9, 2008. An application to extend the building allotments is scheduled for the May 12, 2009 Planning Commission meeting.

Construction Pending/Completed

Since the last report, RDCS projects have secured 0 building permits, and completed construction of 10 homes.

Projects Completed

The following projects or project phases have completed their units and will no longer be reported:
Central-Delco (MC-04-14) FY 2007-08.

BUILDING ALLOTMENT DISTRIBUTION

In accordance with Section 18.78.030 of the Municipal Code and City Council policy, the Planning Commission is charged with the distribution of building allotments under the City's Residential Development Control System. Staff has included a table illustrating unallocated "Setasides" within the "Measure F" category.

PROJECTED POPULATION ESTIMATE

As of this quarterly report, the future projected population for the City of Morgan Hill will be 41,730. This figure includes California Department of Finance population estimates for January 1, 2008, the dwelling units under construction, and the build out of all allocated units under the RDCS.

AFFORDABILITY LEVELS

In the 2007 calendar year, 170 dwelling units were finalized. The following gives a breakdown of their levels of affordability:

Affordability Level	Number of Units	Percentage
Very Low	54	32%
Low (includes 2 Secondary Dwelling Units)	5	2%
Median	2	1%
Moderate	20	12%
Above Moderate	89	53%
Total	170	100%

CONCLUSION/RECOMMENDATIONS

The Commission is asked to review the Quarterly Report and approve it by minute action.

Attachments:

- Progress of Projects Table
- "Setaside" Status of Allotments Table
- Submittal Deadlines Table
- Distribution of Allotments for Fiscal Years 1Q09 – 2Q11 Table
- "Facts and Trends" Charts
- Silicon Valley Real Estate Sales for the Cities of Morgan Hill, San Martin & Gilroy

RDCS PROJECTS - FISCAL YEAR 2004-05 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Hill-Gera (MP-02-17)	3/22/04	6	6	4	1Q/09 Finaled 1 unit	Complete construction
TOTALS		6	6	4		

RDCS PROJECTS - FISCAL YEAR 2005-06 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	DATE OF MOST RECENT ENTITLEMENT	NEXT STEP DEADLINE
Barrett-Ditri (MP-02-20)	5/27/03	9	9	7	3Q/08 Finaled 1 units	Complete construction
Hill-Gera (MP-02-17)	4/13/04	3	3	0	3Q/06 pulled 3 permits	Complete construction
Native Dancer-Quail Meadows (MMP-03-01)	4/22/03	4	2	2	1Q/09 Finaled 1 unit	12/17/10 obtain BP & commence construction
TOTALS		16	14	9		

RDCS PROJECTS - FISCAL YEAR 2006-07 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	DATE OF MOST RECENT ENTITLEMENT	NEXT STEP DEADLINE
Tilton-Glenrock (MP-02-03)	5/27/03	20	0	0	1Q/09 DAA & DSA approved	6/30/09 BPC submittal due 10/30/09 obtain BP
Peet-Lupine Investors (MC-04-25)	3/1/05	18	0	0	1Q/09 DAA & DSA approved	11/30/09 Obtain BP
Mission View-Mission Ranch (MC-04-26)	3/1/05	18	18	17	3Q/08 finalized 4 units	Complete construction
Wright-Dividend (MC-04-27)	3/1/05	6	0	0	4Q/08 FM approved	9/31/10 Obtain BP
Central-Delco (MC-04-14)	3/1/05	19	19	19	1Q/09 Finalized 2 units	PROJECT COMPLETE
E. Main-Thrust (MC-04-19)	3/1/05	13	0	0	1Q/09 DAA & DSA approved	3/30/10 Obtain BP
Jarvis-South Valley Developers (MC-04-22)	3/1/05	36	18	5	1Q/09 DAA & DSA approved	9/30/09 Obtain 18 BP
Church-Alcini (MC-04-15)	3/1/05	14	0	0	1Q/09 DAA & DSA approved	10/30/09 Obtain BP
Del Monte-Giovanni (MMC-04-05)	3/1/05	6	0	0	4Q/08 FM approved	BEHIND SCHEDULE 3/30/09 Obtain BP (lfr sent 3/12)
San Pedro-Ahmadi (MMC-04-06)	3/1/05	1	1	0	3Q/07-FM approved, pulled 1 permit	Complete construction
Ginger-Custom One (MMC-04-07)	3/1/05	5	0	0	3Q/08 DSA & DAA approved	6/30/09 Obtain BP
E. Dunne-Kruse (MMC-04-10)	3/1/05	3	0	0	2Q/07-ELBA approved; 3-yr extension granted	BEHIND SCHEDULE 3/31/09 BPC submittal due
Depot-The Granary (MC-05-12)	2/14/06	6	0	0	2Q/07-ELBA approved; extension granted	BEHIND SCHEDULE 9/4/07 - SD & DA due; 2/1/08 - FM & SR due; 3/31/08 - obtain BP; 6/30/09 commence const.
Monterey-Gunter (MC-05-03)	2/14/06	4	0	0	1Q/09 DAA & DSA in process	BEHIND SCHEDULE 2/27/09 FM submittal due; 3/30/09 BPC submittal due
TOTALS		169	56	41		

RDCS PROJECTS - FISCAL YEAR 2007-08 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	DATE OF MOST RECENT ENTITLEMENT	NEXT STEP DEADLINE
Cory-Habitat for Humanity (MP-91-06)	3/24/92	6	0	0	3Q/08 - SR Application approved Final Map Submitted	1/30/10 BPC submittal due; 3/30/10 obtain BP
San Pedro-Alcini (MC-04-17)	3/1/05	4	0	0	1Q/09 DAA & DSA approved	10/31/09 FM submittal due
Wright-Dividend (MC-04-27)	3/1/05	9	0	0		
Tilton-Glenrock (MP-02-03)	3/1/05	15	0	0	1Q/09 DSA & DAA approved	1/30/10 BPC submittal due
Barrett-Odishoo-MC-04-13)	3/1/05	5	0	0	2Q/08 DAA/ELBA approved Final Map Approved	9/30/09 Obtain BP
Central-Delco (MC-04-14)	3/1/05	5	5	5	1Q/09 Finald 2 units	PROJECT COMPLETE
E. Main- Thrust (MC-04-19)	3/1/05	5	0	0	1Q/09 DAA & DSA approved	9/30/10 obtain BP
Jarvis-South Valley Developers (MC-04-22)	3/1/05	13	0	0	1Q/09 DAA & DSA approved	4/30/10 obtain BP
Peet-Lupine Investors (MC-04-25)	3/1/05	6	0	0	1Q/09 DAA & DSA approved	1/30/10 - FM submittal due
Mission View-Mission Ranch (MC-04-26)	3/1/05	17	0	0	1Q/09 DAA & DSA approved	10/30/09 obtain BP
Barrett-Syncon (MC-04-21)	3/1/05	13	7	1	2Q/08 - finald 1 unit	4/30/09 Obtain 6 remaining BP
Diana-Chan (MC-04-04)	3/1/05	5	0	0	4Q/08 ZA, SD & DA approved	4/30/09 SR application due; 10/31/09 FM due
Depot-Granary (MC-05-12)	2/14/06	6	0	0	1Q/06 Allotments awarded	BEHIND SCHEDULE 9/4/07 SD & DA due; 2/1/08 FM & SR due; 3/31/08 obtain BP; 6/30/09 commence const.
Jarvis-South County Housing (MC-05-02)	2/14/06	54	54	27	1Q/09 Finald 4 units	Complete Construction 10/31/09 FM submittal due
Monterey-Alcini (MC-05-05)	2/14/06	27	0	0	1Q/09 DAA & DSA approved	BEHIND SCHEDULE 2/28/09 BPC submittal due; 4/30/09 - obtain BP; 6/30/09 commence const (litr sent 3/20/09)
E. Main-Ahlin (MC-05-06)	2/14/06	50	0	0	1Q/09 Final Map Recorded	
TOTALS		240	66	33		

RDCS PROJECTS - FISCAL YEAR 2008-09 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	DATE OF MOST RECENT ENTITLEMENT	NEXT STEP DEADLINE
San Pedro-Alcini (MP-04-17)	4/6/05	8	0	0	1Q/09 DAA & DSA approved	10/31/09 FM submittal due
Tifton-Glenrock (MP-02-03)	4/6/05	12	0	0	1Q/09 DAA & DSA approved	1/30/10 BPC submittal due
E. Dunne-Dempsey/Delco (MC-04-12)	4/6/05	7	0	0	4Q/07 -Final Map Approved	2/28/10 BPC submittal due
Barrett-Odishoo-MC-04-13)	4/6/05	13	0	0	4Q/07 -Final Map approved	4/30/10 obtain BP
Central-Delco (MC-04-14)	4/6/05	15	15	0	2Q/08 pulled 15 permits; FM recorded	Complete Construction
E. Main-Thrust (MC-04-19)	4/6/05	8	0	0	2Q/07-DAA approved	4/30/10 FM submittal due
Jarvis-South Valley Developers (MC-04-22)	4/6/05	15	0	0	1Q/09 DAA & DSA approved	6/30/10 Obtain BP
Peet-Lupine Investors (MC-04-25)	4/6/05	12	0	0	1Q/09 DAA & DSA approved	1/30/10 - FM submittal due
Mission View-Mission Ranch (MC-04-26)	4/6/05	18	0	0	1Q/09 DAA & DSA approved	3/15/10 - FM submittal due
Barrett-Syncon (MC-04-21)	4/6/05	5	0	0	4Q/07-DSA, DAA approved	4/30/10 Obtain BP
Diana-Chan (MC-04-04)	4/6/05	13	0	0	4Q/08 DA submitted	4/30/09 SR application due; 10/31/09 FM due
Ginger (Taylor)-Murray (MMC-04-09)	4/6/05	3	0	0	1Q/09 Applicant revising plans per City direction	Submit revised plans for City review
Jarvis-South County Housing (MC-05-02)	2/14/06	41	24	0	3Q/08 10 permits issued	9/30/09 obtain 17 remaining BP; 4/30/10 commence const.
E. Central-Urban Housing (MC-05-09)	2/14/06	12	0	0	3Q/08 Improvement Plans submitted	4/1/09 Obtain BP; 6/30/09 commence const.
Diana-EAH (MC-05-08)	2/14/06	10	0	0	1Q/09 SR approved	6/30/09 FM submittal due; 10/15/09 BPC submittal due
E. Main-Ahlin (MC-05-06)	2/14/06	43	0	0	3Q/07-ZA, SD, DA, SR approved; FM in process	2/28/10 obtain BP
E. Third-Glenrock (MC-05-11)	2/14/06	12	0	0	1Q/06 allotments awarded	BEHIND SCHEDULE 9/4/07-ZA, SD, DA submittals due; 2/1/08 FM and SR submittals due; 7/1/08 Building Plan Check submittal due; 9/2/08 obtain BP's; 6/30/09 commence const.
TOTALS		247	39	0		

RDCS PROJECTS - FISCAL YEAR 2009-10 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	DATE OF MOST RECENT ENTITLEMENT	NEXT STEP DEADLINE
Monterey-Gunter (MC-05-03)	3/1/06	11	0	0	2Q/08 - DSA and DAA approved	3/30/09 - SR application submittal due
E. Central-Urban Housing (MC-05-09)	3/1/06	37	0	0	1Q/08 - DA approved	9/30/09 - FM submittal due
Diana-EAH (MC-05-08)	3/1/06	70	0	0	1Q/09 SR approved	6/30/09 FM submittal due; 10/15/09 BPC submittal due
E. Main-Ahlin (MC-05-06)	3/1/06	6	0	0	3Q/07-SA, SD, DA, SR approved	1/30/10 - FM submittal due
E. Third-Glenrock (MC-05-11)	3/1/06	43	0	0	1Q/06 allotments awarded	BEHIND SCHEDULE 9/2/08 SD, ZA & DA applications due; 2/2/09 FM and SR submittals due; 3/31/09 obtain BP
Diana-Chan (MC-04-04)	7/26/06	14	0	0	4Q/08 ZA, SD and DA approved	4/30/09 SR application due; 10/31/09 FM due
E. Dunne-Dempsey/Delco (MC-04-12)	7/26/06	7	0	0	3Q/08 Final Map approved	4/30/10 BPC submittal due
E. Main-Thrust (MC-04-19)	7/26/06	8	0	0	4Q/08 DSA and DAA in process	4/30/10 FM submittal due
Barrett-Syncon Homes (MC-04-21)	7/26/06	14	0	0	1Q/07-SR approved	1/30/10 FM submittal due
Jarvis-South Valley Developers (MC-04-22)	7/26/06	14	0	0	1Q/09 DAA & DSA approved	1/31/11 obtain BP
Mission View-Mission Ranch (MC-04-26)	7/26/06	15	0	0	1Q/09 DAA & DSA approved	2/15/10 FM submittal due
Monterey-Sherman House (MC-05-04)	2/14/06	7	0	0	2/14/06 allotments awarded; 2Q/07 7 units transferred from 08/09	BEHIND SCHEDULE 9/2/08 ZA, SD, DA submittals due; 2/2/09 FM submittal due
Myrtle-Lataia (MMC-07-03)	2/26/08	3	0	0	3Q/08 DSA & DAA approved	10/31/09 FM submittal due
Monterey-Sherman House (MF-07-01)	2/26/08	23	0	0	1Q/08 - 23 allotments awarded	
TOTALS		272	0	0		

RDCS PROJECTS - FISCAL YEAR 2010-11 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	DATE OF MOST RECENT ENTITLEMENT	NEXT STEP DEADLINE
Monterey-Dynasty (MC-08-18)	2/24/09	68			1Q/09 allotments awarded	7/1/09 SD, ZA and DA due
W. Dunne-So. Valley Developers (MC-08-24)	2/24/09	8			1Q/09 allotments awarded	7/1/09 SD, ZA and DA due
Clayton-O'Brien (MC-08-13)	2/24/09	5			1Q/09 allotments awarded	7/1/09 SD, ZA and DA due
E. Central-Sheng (MC-08-17)	2/24/09	17			1Q/09 allotments awarded	7/1/09 SD, ZA and DA due
Peet-Borello (MC-08-16)	2/24/09	23			1Q/09 allotments awarded	7/1/09 SD, ZA and DA due
Murphy-Pan Cal (MC-08-22)	2/24/09	24			1Q/09 allotments awarded	7/1/09 SD, ZA and DA due
E. Dunne-So. Valley Developers (MC-08-23)	2/24/09	18			1Q/09 allotments awarded	7/1/09 SD, ZA and DA due
E. Dunne-Dempsey (MC-04-12)	2/24/09	15			1Q/09 allotments awarded	7/1/09 SD, ZA and DA due
Barrett-Syncon Homes (MC-04-21)	2/24/09	15			1Q/09 allotments awarded	TM submittal
Jarvis-So. Valley Developers (MC-04-22)	2/24/09	9			1Q/09 allotments awarded	TM submittal
MissionView-Mission Ranch (MC-04-26)	2/24/09	15			1Q/09 allotments awarded	FM submittal
McLaughlin-Malech (MMC-08-14)	2/24/09	4			1Q/09 allotments awarded	7/1/09 SD, ZA and DA due
TOTALS		221	0	0		

GRAND TOTALS FOR ALL RDCS PROJECTS	1171	181	87	
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Note: For calendar year 2009 YTD (including non-RDCS projects), a permit for 1 dwelling unit has been issued; 10 units have been finalized; and 1 unit has been demolished.

SETASIDE STATUS**MEASURE F SETASIDE STATUS**

<u>Allotment Setaside</u>	<u>Total #</u>	<u>Allocated</u>	<u>Remaining</u>
	100	23	77

SUBMITTAL DEADLINES

RDCS PROJECTS - FISCAL YEAR 2004-05 ALLOTMENT

Project & File #	# of Units	Planning App's Submitted	Planning App's Approved	Final Map/ Imp. Plans Submitted	Final Map/ Imp. Plans Approved	Final Map/ Imp. Plans Recorded	Master Plan Check Submitted	Master Plan Check Approved	Bldg Permits Issued	Const Commenced
Hill-Gera (MP-02-17)	6	✓	✓	✓	✓	✓	✓	✓	6	6

RDCS PROJECTS - FISCAL YEAR 2005-06 ALLOTMENT

Project & File #	# of Units	Planning App's Submitted	Planning App's Approved	Final Map/ Imp. Plans Submitted	Final Map/ Imp. Plans Approved	Final Map/ Imp. Plans Recorded	Master Plan Check Submitted	Master Plan Check Approved	Bldg Permits Issued	Const Commenced
Barrett-Ditri (MP-02-20)	9	✓	✓	✓	✓	✓	✓	✓	9	9
Hill-Gera (MP-02-17)	3	✓	✓	✓	✓	✓	✓	✓	3	3
Native Dancer-Quail Meadows (MMP-03-01)	4	✓	✓	✓	✓	✓	NA	NA	2	2

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RDCS PROJECTS - FISCAL YEAR 2006-07 ALLOTMENT

Project & File #	# of Units	Planning App's Submitted	Planning App's Approved	Final Map/ Imp. Plans Submitted	Final Map/ Imp. Plans Approved	Final Map/ Imp. Plans Recorded	Master Plan Check Submitted	Master Plan Check Approved	Bldg Permits Issued	Const Commenced
Tilton-Glenrock (MP-02-03)	20	✓	✓	✓	✓	✓				
Peet-Lupine Investors (MC-04-25)	18	✓	✓	✓	✓		✓	✓		
Mission View-Mission Ranch (MC-04-26)	18	✓	✓	✓	✓	✓	✓	✓	18	18
Wright-Dividend (MC-04-27)	6	✓	✓	✓	✓		✓			
Central-Delco (MC-04-14)	19	✓	✓	✓	✓	✓	✓	✓	19	19
E. Main-Thrust (MC-04-19)	13	✓	✓	✓						
Jarvis-South Valley Developers (MC-04-22)	36	✓	✓	✓	✓	✓	✓	✓	18	18
Church-Alcini (MC-04-15)	14	✓	✓	✓	✓	✓	✓			
Del Monte-Giovanni (MMC-04-05)	6	✓	✓	✓	✓					
San Pedro-Ahmadi (MMC-04-06)	1	✓	✓	✓	✓	✓	✓	✓	1	1
Ginger-Custom One (MMC-04-07)	5	✓	✓	✓	✓		✓			
E. Dunne-Kruse (MMC-04-10)	3	✓								
Depot-The Granary (MC-05-12)	6									
Monterey-Gunter (MC-05-03)	4	✓								

RDCS PROJECTS - FISCAL YEAR 2007-08 ALLOTMENT

Project & File #	# of Units	Planning App's Submitted	Planning App's Approved	Final Map / Imp. Plans Submitted	Final Map / Imp. Plans Approved	Final Map / Imp. Plans Recorded	Master Plan Check Submitted	Master Plan Check Approved	Bldg Permits Issued	Const. Commenced
Cory-Habitat for Humanity (MP-91-06)	6	✓	✓	✓						
San Pedro-Alcini (MC-04-17)	4	✓	✓							
Wright-Dividend (MC-04-27)	9	✓	✓	✓	✓		✓			
Tilton-Glenrock (MP-02-03)	15	✓	✓	✓	✓	✓				
Barrett-Odishoo-MC-04-13)	5	✓	✓	✓			✓			
E. Main-Thrust (MC-04-19)	5	✓	✓	✓	✓		✓			
Jarvis-South Valley Developers (MC-04-22)	13	✓	✓	✓	✓	✓	✓	✓		
Peet-Lupine Investors (MC-04-25)	6	✓	✓				✓	✓		
Mission View-Mission Ranch (MC-04-26)	17	✓	✓	✓			✓	✓		
Barrett-Syncon (MC-04-21)	13	✓	✓	✓	✓	✓	✓	✓	7	7
Diana-Chan (MC-04-04)	5	✓	✓							
Depot-Granary (MC-05-12)	6									
Jarvis-South County Housing (MC-05-02)	54	✓	✓	✓	✓	✓	✓	✓	54	54
Monterey-Alcini (MC-05-05)	27	✓	✓							
E. Main-Ahlin (MC-05-06)	50	✓	✓	✓	✓	✓	✓			

RDCS PROJECTS - FISCAL YEAR 2008-09 ALLOTMENT

Project & File #	# of Units	Planning App's Submitted	Planning App's Approved	Final Map/ Imp. Plans Submitted	Final Map/ Imp. Plans Approved	Final Map/ Imp. Plans Recorded	Master Plan Check Submitted	Master Plan Check Approved	Bldg Permits Issued	Const. Commenced
San Pedro-Alcini (MP-04-17)	8	✓	✓							
Tilton-Glenrock (MP-02-03)	12	✓	✓	✓	✓	✓				
E. Dunne-Dempsey/Delco (MC-04-12)	7	✓	✓	✓	✓	✓	✓	✓		
Barrett-Odishoo-MC-04-13)	13	✓	✓	✓			✓	✓		
Central-Delco (MC-04-14)	15	✓	✓	✓	✓	✓	✓	✓	15	15
E. Main-Thrust (MC-04-19)	8	✓	✓				✓			
Jarvis-South Valley Developers (MC-04-22)	15	✓	✓	✓	✓	✓	✓	✓		
Peet-Lupine Investors (MC-04-25)	12	✓	✓				✓	✓		
Mission View-Mission Ranch (MC-04-26)	18	✓	✓				✓	✓		
Barrett-Syncon (MC-04-21)	5	✓	✓				✓	✓		
Diana-Chan (MC-04-04)	13	✓	✓							
Ginger (Taylor)-Murray (MMC-04-09)	3									
Jarvis-South County Housing (MC-05-02)	41	✓	✓	✓	✓	✓	✓	✓	24	24
E. Central-Urban Housing (MC-05-09)	12	✓	✓	✓			✓			
Diana-EAH (MC-05-08)	10	✓	✓							
E. Main-Ahlin (MC-05-06)	43	✓	✓				✓			
E. Third-Glenrock (MC-05-11)	12									

RDCS PROJECTS - FISCAL YEAR 2009-10 ALLOTMENT

Project & File #	# of Units	Planning App's Submitted	Planning App's Approved	Final Map/ Imp. Plans Submitted	Final Map/ Imp. Plans Approved	Final Map/ Imp. Plans Recorded	Master Plan Check Submitted	Master Plan Check Approved	Bldg Permits Issued	Const. Commenced
Monterey-Gunter (MC-05-03)	11									
E. Central-Urban Housing (MC-05-09)	37	✓	✓	✓			✓			
Diana-EAH (MC-05-08)	70	✓								
E. Main-Ahlin (MC-05-06)	6	✓	✓							
E. Third-Glenrock (MC-05-11)	43									
Diana-Chan (MC-04-04)	14	✓	✓							
E. Dunne-Dempsey/Delco (MC-04-12)	7	✓	✓				✓	✓		
E. Main-Thrust (MC-04-19)	8	✓	✓				✓			
Barrett-Syncon Homes (MC-04-21)	14	✓	✓				✓	✓		
Jarvis-South Valley Developers (MC-04-22)	14	✓	✓	✓			✓	✓		
Mission View-Mission Ranch (MC-04-26)	15	✓	✓				✓	✓		
Monterey-Sherman House (MC-05-04)	7									
Myrtle-Latala (MMC-07-03)	3	✓	✓				✓			
Monterey-Sherman House (MF-07-01)	23									

RDCS PROJECTS - FISCAL YEAR 2010-11 ALLOTMENT

Project & File #	# of Units	Planning App's Submitted	Planning App's Approved	Final Map / Imp. Plans Submitted	Final Map / Imp. Plans Approved	Final Map / Imp. Plans Recorded	Master Plan Check Submitted	Master Plan Check Approved	Bldg Permits Issued	Const. Commenced
Monterey-Dynasty (MC-08-18)	68									
W. Dunne-So. Valley Dev. (MC-08-24)	8									
Clayton-O'Brien (MC-08-13)	5	✓								
E. Central-Sheng (MC-08-17)	17									
Peet-Borello (MC-08-16)	23									
Murphy-Pan Cal (MC-08-22)	24									
E. Dunne-So. Valley Dev. (MC-08-23)	18									
E. Dunne-Dempsey (MC-04-12)	15									
Barrett-Syncon Homes (MC-04-21)	15									
Jarvis-So. Valley Developers (MC-04-22)	9									
MissionView-Mission Ranch (MC-04-26)	15									
McLaughlin-Malech (MMC-08-14)	4	✓								

Approved Distribution of Building Allotments for 1st Qtr 2009 - 2nd Qtr 2011

Project/Competition Type	1Q/09	2Q/09	3Q/09	4Q/09	1Q/10	2Q/10	3Q/10	4Q/10	1Q/11	2Q/11	Total
Micro:											
Del Monte - Giovanni (MMC-04-05)		6									6
Ginger - Custom One (MMC-04-07)			5								5
E. Dunne - Kruse (MMC-04-10)						3					3
Taylor-Murray (MMC-04-09)											3
Myrtle-Larala (MMC-07-03)						3					3
McLaughlin - Malech (MC-08-14)										4	4
Small:											
San Pedro - Alcini (MC-04-17)						4 + 8					12
Wright - Dividend (MC-04-27)							6 + 9				15
Clayton-O'Brien (MC08-13)									5		5
Open Market:											
Tilton - Glenrock/Shea (MP-02-03)*				20		15 + 12					47
Diana - Chan (MC-04-04)						5 + 13				14	32
E. Dunne Dempsey (MC-04-12)										15	15
Barrett - Odishoo (MC-04-13)*					5	13					18
Church - Alcini (MC-04-15)				14							14
E. Main Thrust (MC-04-19)						13		5		8 + 8	34
Barrett - Syncon Homes (MC-04-21)		13				5+14				15	47
Jarvis - South Valley Dev (MC-04-22)				18		13	15			14+9	69
Pett - Lupine Investors (MC-04-25)				18		6	12				36
Mission View - Mission Ranch (MC-04-26)				17		18				15+15	65
Pett - Borello (MC-08-16)										23	23
E. Central - Sheng (MC-08-17)										17	17
Monterey - Dynasty (MC-08-18)										68	68
Murphy - Pan Cal (MC-08-22)										24	24
E. Dunne - So Valley Dev. (MC-08-23)										18	18
W. Dunne - So Valley Dev. (MC-08-24)										8	8
Vertical Mixed Use:											
Monterey-Sherman House (MC-05-04)											7
Depot - The Granary (MC-05-12)*		6+6									12
Monterey - Gunter (MC-05-03)			4							11	15
Affordable:											
Jarvis-So County Housing (MC-05-02)						17					17
E. Central-Urban Housing (MC-05-09)		12				37					49
Downtown Open Market:											
Monterey-Alcini (MC-05-05)						27					27
Diana-EAH (MC-05-08)						10+70					80
E. Main-Ahlin (MC-05-06)		50				43+6					99
E. Third-Glenrock (MC-05-11)		12				43					55
Monterey - Sherman House (MF-07-01)											23
Totals		108	5	91	5	405	42	5		291	975

No signed development agreement

*DAA and DSA in process

Reflects Amended Development Schedules as of March 31, 2009

Facts and TrendsTM

Published Mar. 2009**

Location : ZIP 95037

Number of Homes For Sale vs. Sold (Sep. 2008 - Feb. 2009)

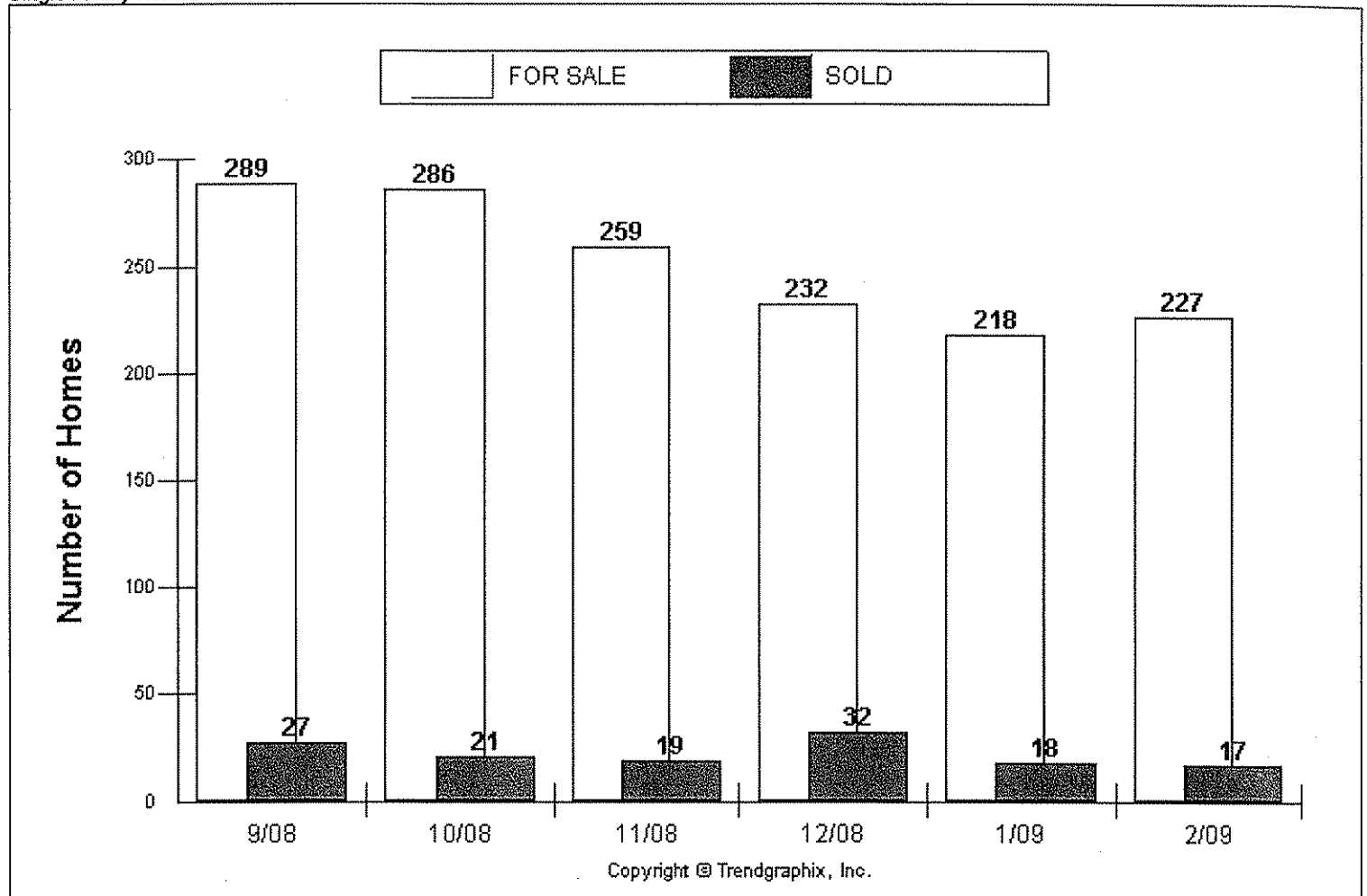
Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Single Family Homes



Prepared for you by: Steve Barsanti



**All reports are published Mar. 2009, based on data available at the end of Feb. 2009.
All reports presented are based on data supplied by Contra Costa, Bay East, Santa Clara County, San Mateo County, Santa Cruz, Stanislaus County and San Joaquin County Association of Realtors, BAREIS or their MLSs. Neither the Associations nor their MLSs guarantee or are in anyway responsible for their accuracy. Data maintained by the Associations or their MLSs may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed.

Facts and Trends™

Published Mar. 2009**

Location : ZIP 95037

Average Home Sold Price per SQFT (Sep. 2008 - Feb. 2009)

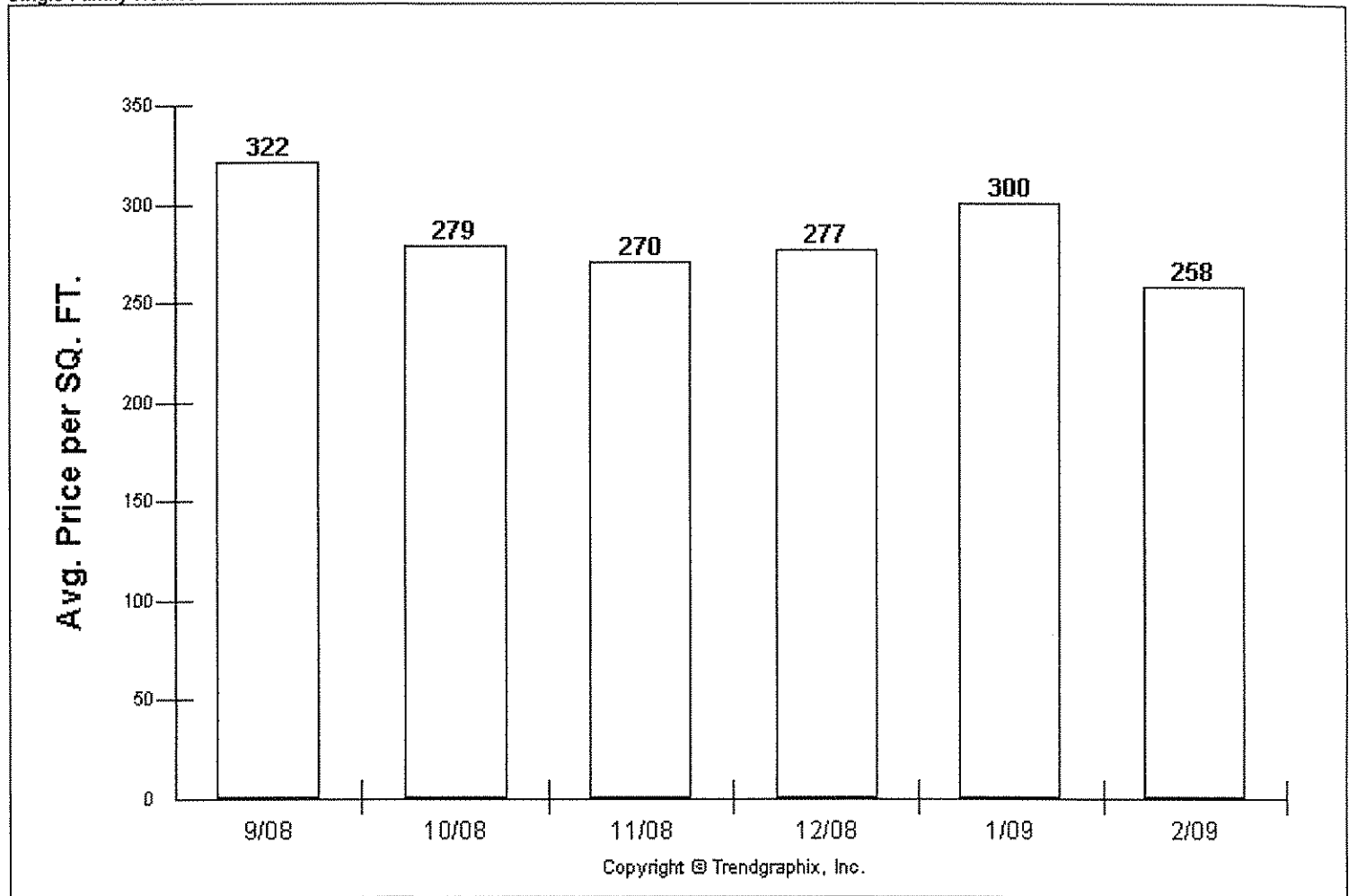
Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Single Family Homes



Prepared for you by: Steve Barsanti



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Facts and Trends™

Published Mar. 2009**

Location : ZIP 95037

Avg Price For Sale & Sold (Sep. 2008 - Feb. 2009)

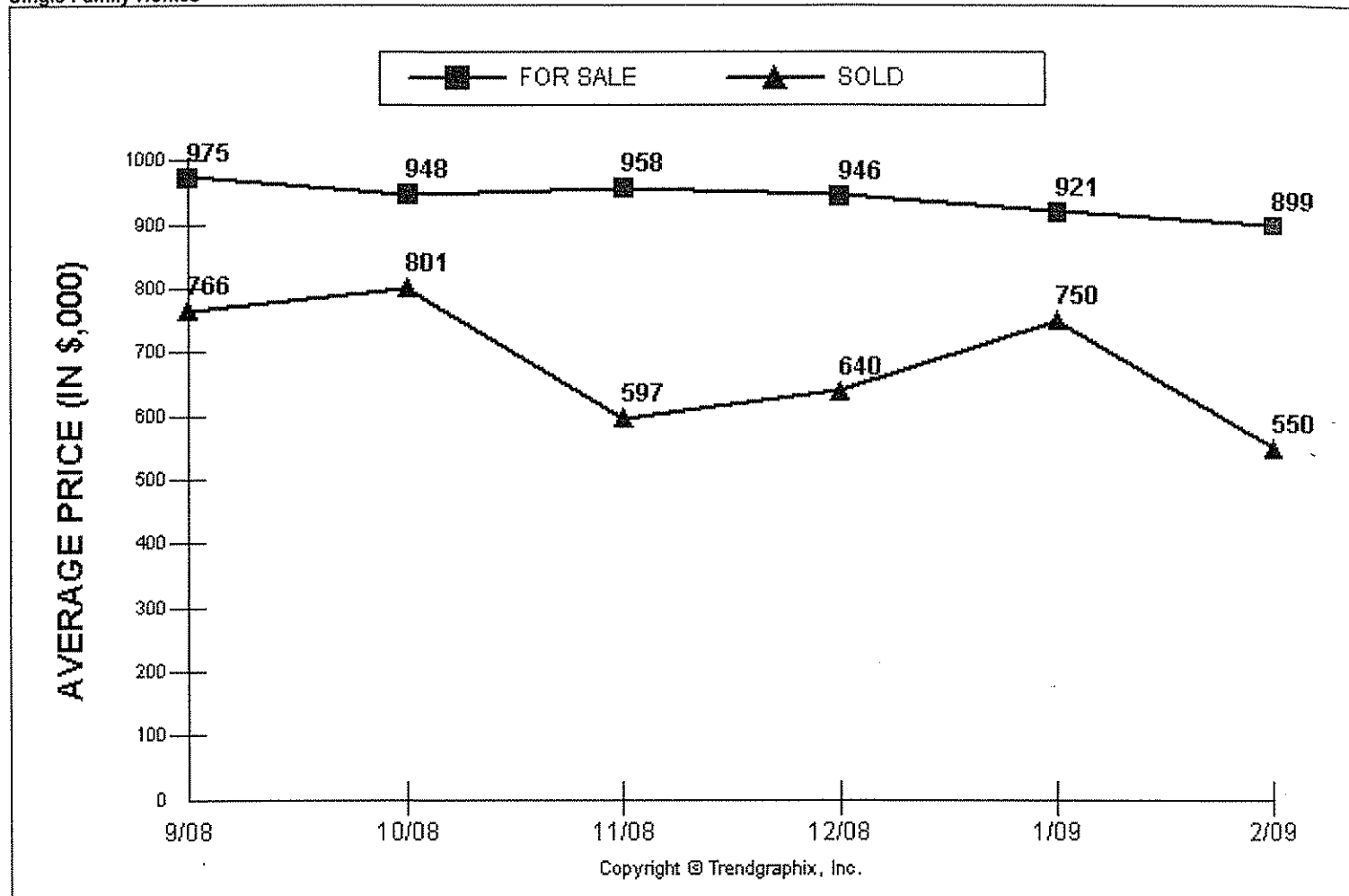
Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Single Family Homes

ALAIN PINEL
REALTORS

Prepared for you by: Steve Barsanti



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Facts and Trends™

Published Mar. 2009**

Location : ZIP 95037

Months of Inventory Based on Pended Sales (Sep. 2008 - Feb. 2009)

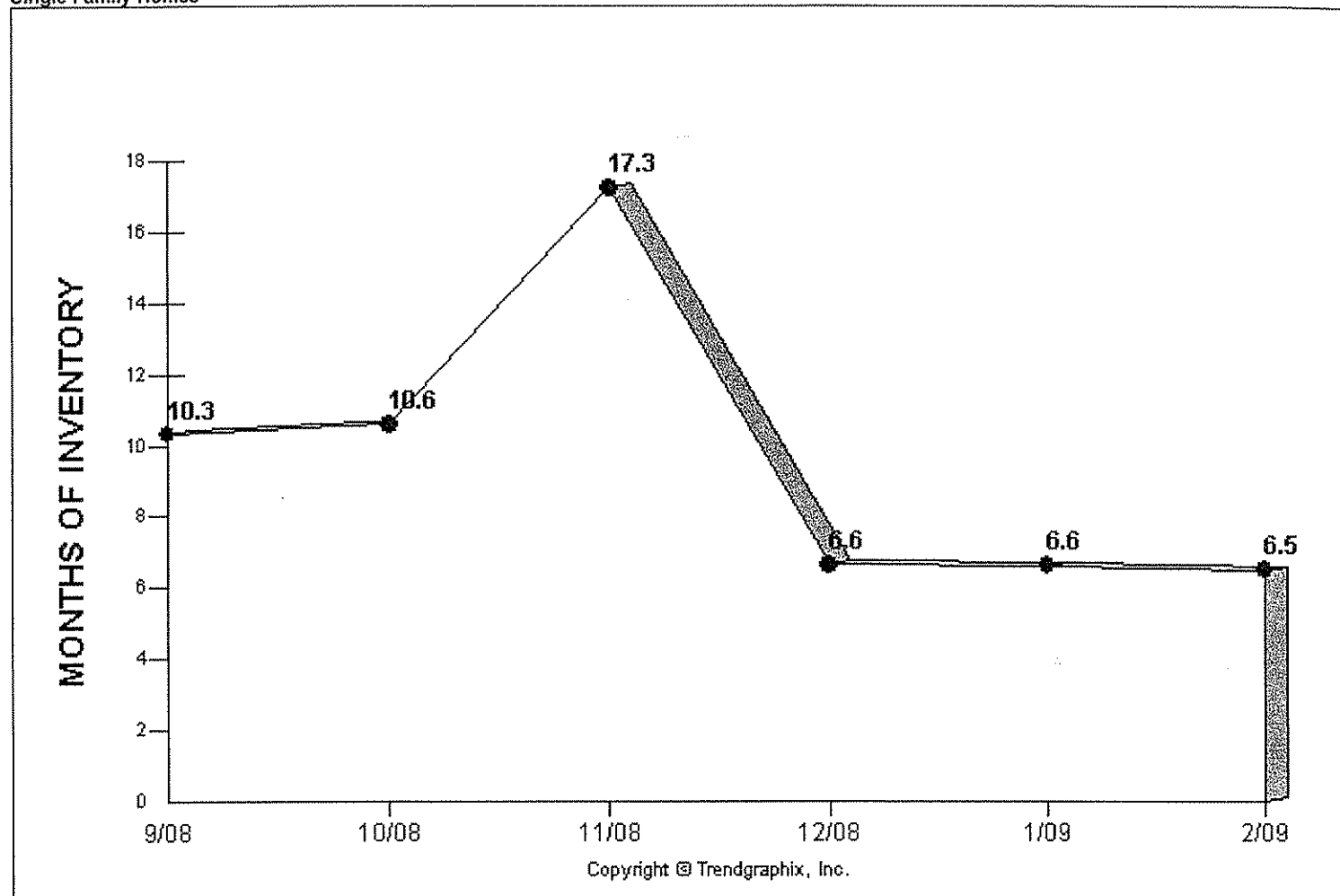
Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Single Family Homes



Prepared for you by: Steve Barsanti



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Facts and Trends™

Published Mar. 2009**

Location : ZIP 95020 *67th Ave*

Number of Homes For Sale vs. Sold (Sep. 2008 - Feb. 2009)

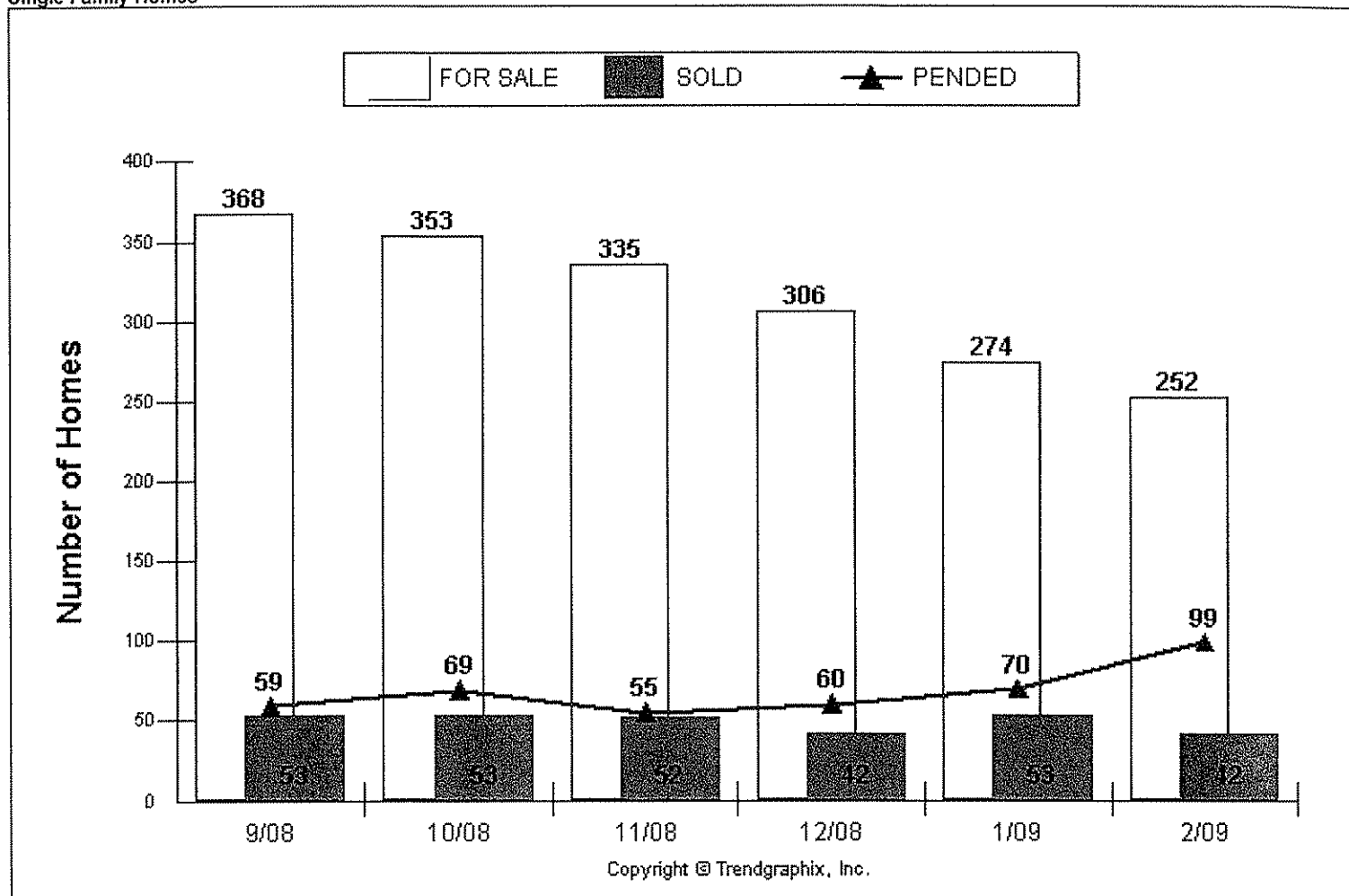
Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Single Family Homes



Prepared for you by: Steve Barsanti



**All reports are published Mar. 2009, based on data available at the end of Feb. 2009.
All reports presented are based on data supplied by Contra Costa, Bay East, Santa Clara County, San Mateo County, Santa Cruz, Stanislaus County and San Joaquin County Association of Realtors, BAREIS or their MLSs. Neither the Associations nor their MLSs guarantee or are in anyway responsible for their accuracy. Data maintained by the Associations or their MLSs may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed.

Facts and Trends™

Published Mar. 2009**

Location : ZIP 95020 - *Gilroy*

Average Home Sold Price per SQFT (Sep. 2008 - Feb. 2009)

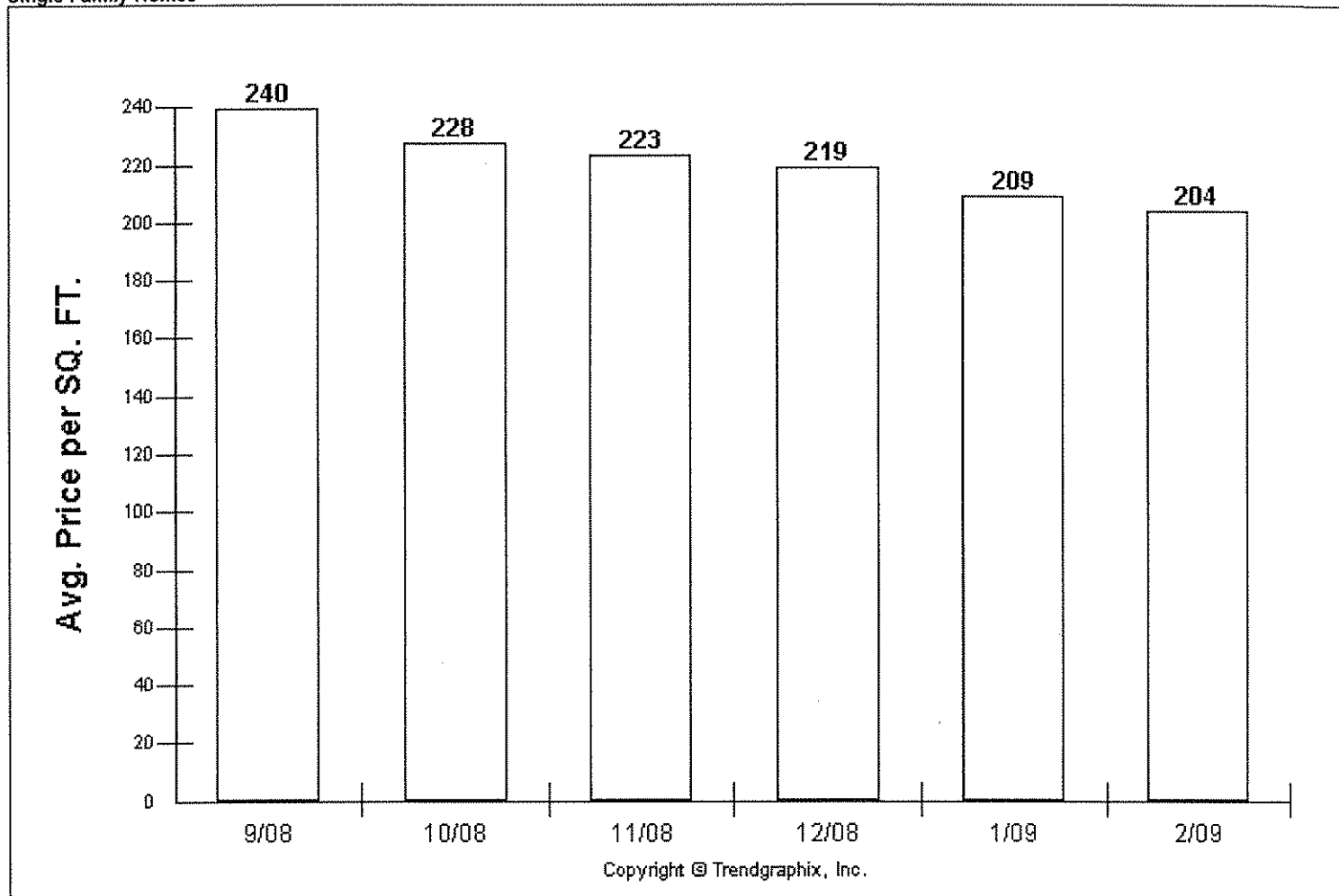
Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Single Family Homes

ALAIN PINEL
REALTORS

Prepared for you by: Steve Barsanti



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Facts and Trends™

Published Mar. 2009**

Location : ZIP 95020 - *Gilroy*

Avg Price For Sale & Sold (Sep. 2008 - Feb. 2009)

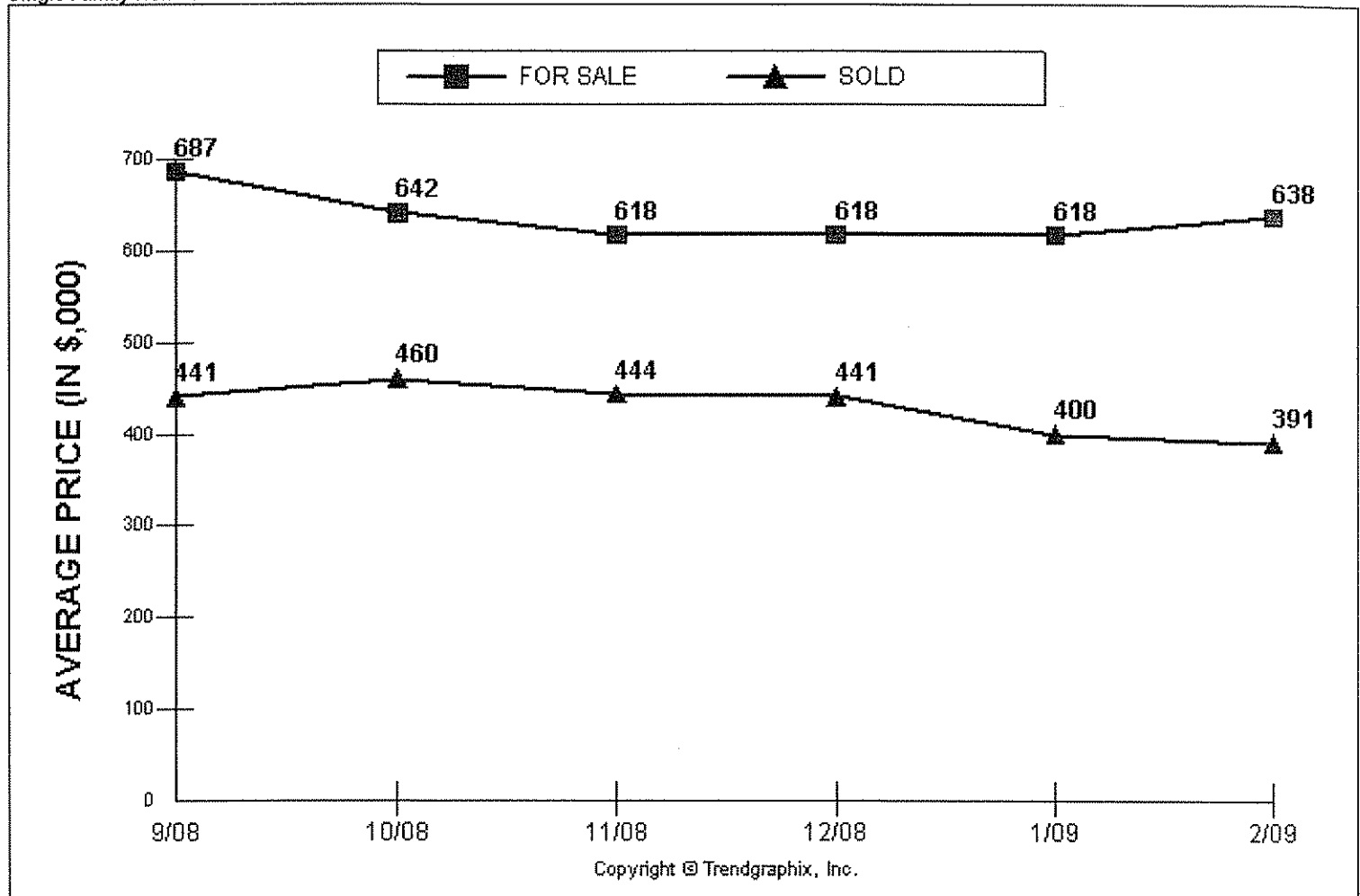
Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Single Family Homes

ALAIN PINEL
REALTOR

Prepared for you by: Steve Barsanti



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Facts and Trends™

Published Mar. 2009**

Location : ZIP 95020 *Gilroy*

Months of Inventory Based on Pended Sales (Sep. 2008 - Feb. 2009)

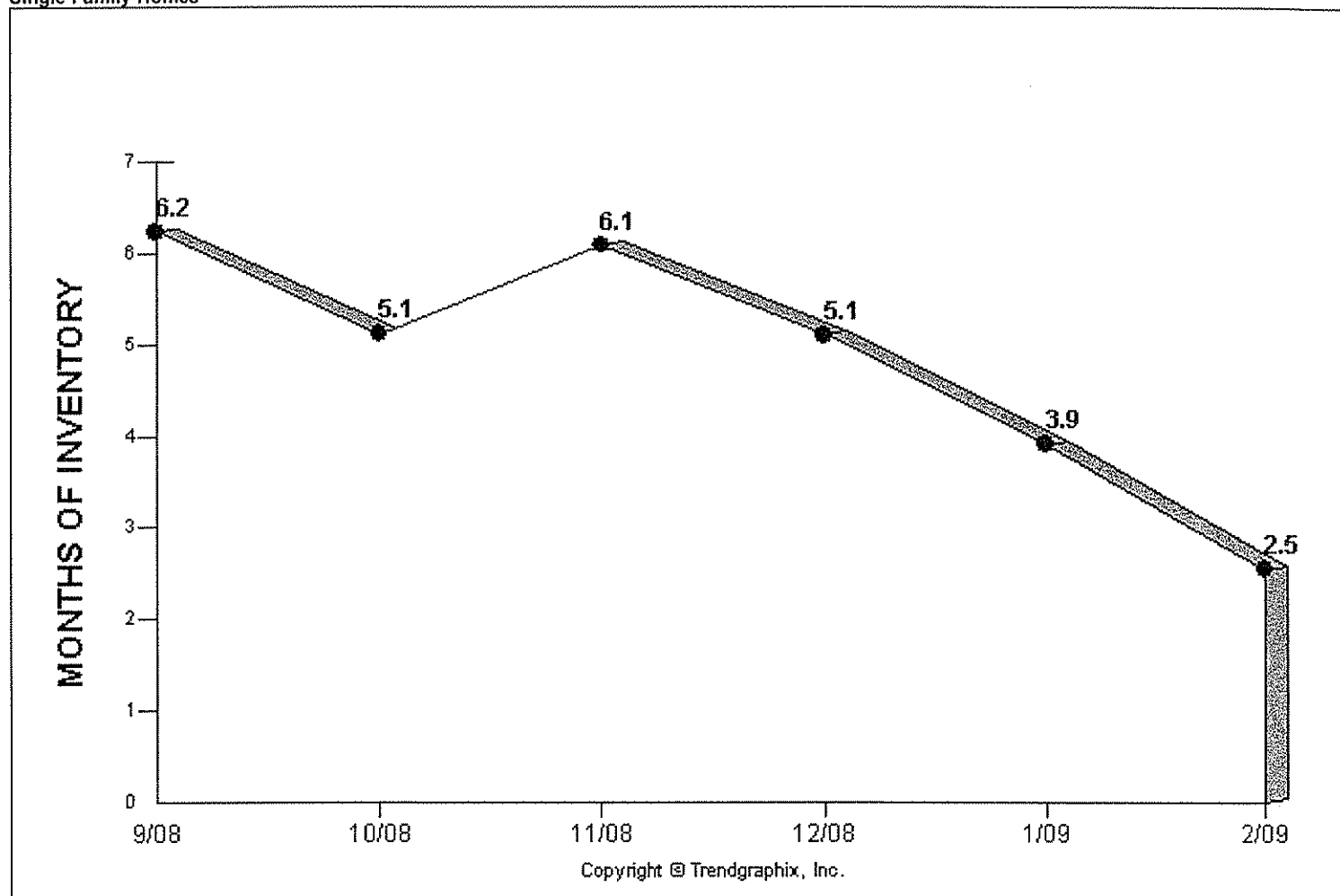
Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Single Family Homes



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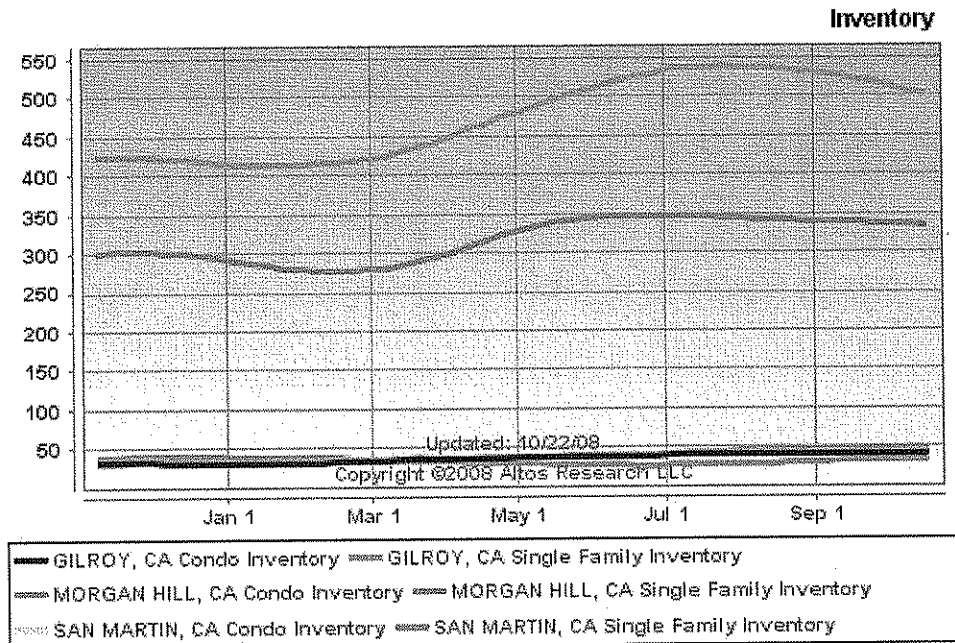


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Silicon Valley Real Estate Sales for the Cities of Morgan Hill, San Martin & Gilroy Real Estate Housing Sales ~ Q3 2008 vs Q3 2007 ~ Graphs & Stats

November 7th, 2008 · [No Comments](#)

by Ryan Kapowich



The **Q3 2008 Completed Sales Report for Morgan Hill Single-Family Homes** saw a closing of **89 sales** receiving **95.84% of list price**. These closings represented a **median price of \$700,000** and an average price of \$753,637. There were 241 new listings during Q3 2008.
Total Sales: \$67,073,718

vs

The **Q3 2007 Completed Sales Report for Morgan Hill Single-Family Homes** saw a closing of **80 sales** receiving **97.26% of list price**. These closings represented a **median price of \$820,000** and an average price of \$893,907. There were 233 new listings during Q3 2007.
Total Sales: \$71,512,629

The **Q3 2008 Completed Sales Report for San Martin Single-Family Homes** saw a closing of **5 sales** receiving **96.18% of list price**. These closings represented a **median price of \$950,000** and average price of \$1,191,000. There were 24 new listings during Q3 2008.
Total Sales: \$5,955,000

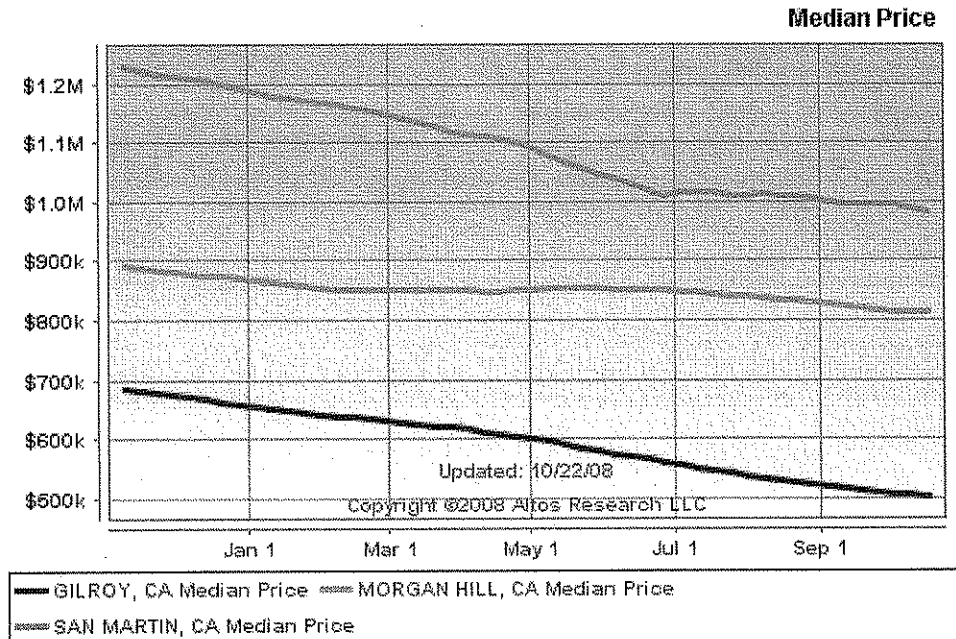
vs

The Q3 2007 Completed Sales Report for San Martin Single-Family Homes saw a closing of 6 sales receiving **96.72% of list price**. These closings represented a **median price of \$1,000,000** and average price of \$1,180,416. There were 21 new listings during Q3 2007.
Total Sales: \$7,082,500

The Q3 2008 Completed Sales Report for Gilroy Single-Family Homes saw a closing of 157 sales receiving **96.12% of list price**. These closings represented a **median price of \$425,000** and an average price of \$464,077. There were 315 new listings during Q3 2008.
Total Sales: \$72,860,120

vs

The Q3 2007 Completed Sales Report for Gilroy Single-Family Homes saw a closing of 84 sales receiving **97.58% of list price**. These closings represented a **median price of \$705,000** and an average price of \$790,708. There were 289 new listings during Q3 2007.
Total Sales: \$66,419,545



Q3 2008 ~Morgan Hill Condos/Townhouses had 14 closed sales receiving **97.88% of list price**. These closings represented a **median price of \$351,500** and an average price of \$351,821. There were 30 new listings during Q3 2008.
Total Sales: \$4,925,500

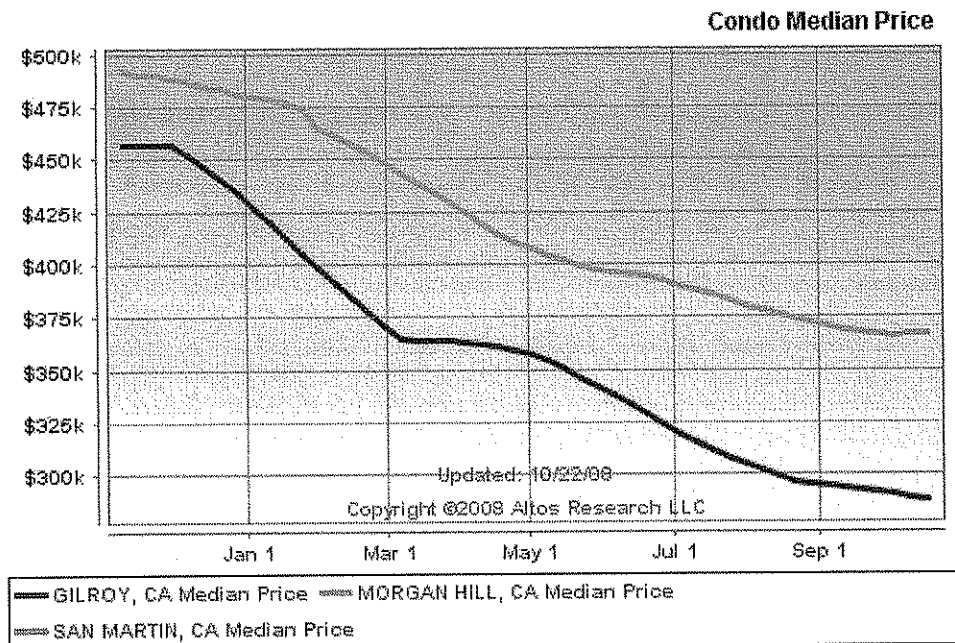
vs

Q3 2007 ~Morgan Hill Condos/Townhouses had 11 closed sales receiving **98.08% of list price**. These closings represented a **median price of \$460,000** and an average price of \$488,409. There were 35 new listings during Q3 2007.
Total Sales: \$5,372,500

Q3 2008 ~Gilroy Condos/Townhouses had **5 closed sales** receiving **93.01% of list price**. These closings represented a **median price of 325,000** and an average price of \$328,600. There were 23 new listings during Q3 2008.
Total Sales: \$1,643,000

vs

Q3 2007 ~Gilroy Condos/Townhouses had **4 closed sales** receiving **99.72% of list price**. These closings represented a **median price of 440,000** and an average price of \$445,500. There were 23 new listings during Q3 2007.
Total Sales: \$1,782,000



Q3 2008 ~ Single-Family Homes in Morgan Hill had an average of **101 days on market (DOM)** and **134 cumulative days on market (CDOM)**. **Condos/Townhouses** had an average of **65 DOM** and **91 CDOM**.

vs

Q3 2007 ~ Single-Family Homes in Morgan Hill had an average of **77 DOM** and **109 CDOM**. **Condos/Townhouses** had an average of **77 DOM** and **83 CDOM**.

Q3 2008 ~ Single-Family Homes in San Martin had an average of **104 DOM** and **CDOM**.

vs

Q3 2007 ~ Single-Family Homes in San Martin had an average of **91 DOM** and **98 CDOM**.

Q3 2008 ~ Single-Family Homes in Gilroy had an average of **77 DOM** and **139 CDOM**. **Condos/Townhouses** had an average of **102 DOM** and **136 CDOM**.

vs

Q3 2007 ~ Single-Family Homes in Gilroy had an average of **81** DOM and **98** CDOM.
Condos/Townhouses had an average of **76** DOM and **99** CDOM.

Pat Kapowich,
Real Estate Broker, ABR, CRS, GRI, SRES
“Negotiating Smooth Transactions Throughout The South Bay”
SiliconValleyBroker.com



MEMORANDUM

To: Planning Commission
Date: April 14, 2009
From: Business Assistance and Housing Services Department
Subject: Biannual Vacancy Survey

REQUEST Accept the survey results and establish the vacancy rate for April 2009.

RECOMMENDATION It is recommended that the Planning Commission accept the survey results which establish the vacancy rate for April at 2.25%.

BACKGROUND: According to the Morgan Hill Municipal Code, Chapter 17.36 relating to Condominium Conversions, the apartment vacancy rate shall be determined in April and in October of each year on the basis of a representative sampling of apartment buildings. The vacancy rate survey must be submitted and accepted by both the Planning Commission and the City Council.

The most recent multi-family housing estimates from the State Department of Finance indicate a total of 1,895 multi-family units. Survey results account for over 50% of all such units; senior housing units are not included in the sampling but are included as supplemental information. Also, for general information purposes, included is a brief summary of current rental rates as compared to rent rates reported six months ago.



BIANNUAL VACANCY RATE SURVEY

April-09

PROJECT	# OF UNITS	RENT 10/1/2008	VACANT 10/1/2008	RENT 4/1/2009	VACANT 4/1/2009
COCHRANE VILLAGE	16 UNITS*	(408) 778-7318			
1 BDRM	2	\$942		\$942	0
2 BDRM	8	\$1,017 - \$1,111		\$1,017 - \$1,111	0
3 BDRM	5	\$1,277		\$1,277	0
4 BDRM	1	\$1,414		\$1,414	0
COUNTRY REALTY	31 UNITS	(408) 778-1330			
2 BDRM.	27	\$1,025 - 1,125	0	\$1,025 - 1,175	1
3 BDRM	4	\$1,750	0	\$1,750	0
CREST AVE. APT	28 UNITS*	(408) 842-5484			
2 BDRM.	28	\$975	0	\$1,000	0
DEPOT COMMONS	12 UNITS*	(408) 842-5484			
(Co-housing)					
STUDIO	12	\$475	1	\$498	0
JASMINE SQUARE	71 UNITS*	(408) 842-5484			
1 BDRM	24	\$572-\$773	1	\$551-\$820	0
2 BDRM	26	\$683-\$912	0	\$658-\$967	0
3 BDRM	19	\$788-\$1105	0	\$755-\$1126	0
4 BDRM	2	\$1,290	0	\$1,369	0
LA CROSSE VILLAGE	80 UNITS	(408) 779-6577			
1 BDRM	16	\$1,350 - \$1,400	0	\$1,350 - \$1,450	2
2 BDRM.	64	\$1,500 - \$1,620	4	\$1,525 - \$1,750	4

PROJECT	# OF UNITS	RENT 10/1/2008	VACANT 10/1/2008	RENT 4/1/2009	VACANT 4/1/2009
LAS CASAS DE SAN PEDRO	64 UNITS	(408) 779-4465			
1 BDRM.	10	\$1,145 - \$1,175	0	\$1,125 - \$1,145	0
2 BDRM. (Downstairs)	22	\$1,375	0	\$1,275	0
2 BDRM. (Upstairs)	22	\$1,275	0	\$1,375	0
2 BDRM. (Cottage)	10	\$1,450	0	\$1,450	0
MONTE VISTA	137 UNITS	(408) 779-8986			
1 BDRM.	58	\$1,460 - \$1,565	1	\$1295-\$1565	3
2 BDRM	79	\$1,635 - \$1,735	0	\$1535-\$1735	3
MORGAN HILL APTS	25 UNITS	(408) 779-1271			
STUDIO	3	\$595	0	\$645	1
1 BDRM	19	\$745	0	\$795	0
2 BDRM	3	\$825 - \$875	0	\$825 - \$875	0
MORGAN HILL RANCH FAMILY	80 UNITS*	(408) 778-7318			
1 BDRM	14	\$689 - \$866	0	\$689 - \$866	1
2 BDRM	32	\$806 - \$1,017	0	\$806 - \$1,017	1
3 BDRM	31	\$921 - \$1,166	0	\$921 - \$1,166	0
4 BDRM	3	\$1,019	0	\$1,019	0
MURPHY RANCH I	62 UNITS*	(408) 782-2084			
2 BDRM	32	\$460 \$1,140 - \$1,379	1	\$460 \$1,135 - \$1,379	0
3 BDRM	24	\$533-\$1,314-\$1,590	0	\$533-\$1,307-\$1,585	0
4 BDRM	6	\$591-\$1,454-\$1,762	0	\$591-\$1,446-\$1,754	0
MURPHY RANCH II	38 UNITS*	(408) 782-2084			
2 BDRM	12	\$1,140 - \$1,379	0	\$1,135 - \$1,374	0
3 BDRM	24	\$1,533 - \$1,590	1	\$1,307 - \$1,583	1
4 BDRM	2	\$1,454 - \$1,762	0	\$1,446 - \$1,754	0
QUAIL RIDGE	27 UNITS	(408) 779-9325			
1 BDRM	10	\$1,125	0	\$1,125	0
2 BDRM	17	\$1,325	0	\$1,325	0

PROJECT	# OF UNITS	RENT 10/1/2008	VACANT 10/1/2008	RENT 4/1/2009	VACANT 4/1/2009
ROYAL COURT	52 UNITS	(408) 842-5484			
1 BDRM	6	\$551	0	\$562	0
2 BDRM	28	\$656-\$932	0	\$669-\$960	0
3 BDRM	18	\$753-\$1,103	0	\$767-\$1,135	0
SAN PEDRO GARDENS	20 UNITS*	(408)225-1172			
2 BDRM	7	\$608	1	\$608	1
2 BDRM (Market Rate)	3	\$1,141	0	\$1,141	0
3 BDRM	10	\$658	0	\$658	0
SKEELS BUILDING	13 UNITS*	(408) 842-5484			
STUDIO	13	\$450	0	\$433	0
TERRACINA I	76 UNITS*	(408) 782-1034			
1 BDRM	18	\$654 - \$1,152	0	\$996-\$1205	0
2 BDRM	34	\$781 - \$1,379	0	\$1193-\$1443	1
3 BDRM	22	\$900 - \$1,590	0	\$1373-\$1662	0
4 BDRM	2	\$1,454	0	\$939-\$1373	0
TERRACINA II	72 UNITS*	(408) 782-1034			
1 BDRM	16	\$654 - \$1,152	0	\$693-\$996	0
2 BDRM	32	\$781 - \$1,378	0	\$817-\$1193	0
3 BDRM	24	\$900 - \$1,590	0	\$939-\$1373	0
VILLA CIOLINO	42 UNITS*	(408) 842-5484			
1 BDRM	12	\$620 - \$891	2	\$620 - \$891	2
2 BDRM	17	\$781 - \$1,061	0	\$777-\$1061	0
3 BDRM	13	\$762 - \$1,191	0	\$762 - \$1,191	0
VILLA TERESA	30 UNITS	(408) 776-9877			
1 BDRM	30	\$950	3	\$950	2
VILLAGE AVANTE	112 UNITS*	(408) 779-4361			
2 BDRM	8	\$676 - \$1,169	1	\$673 - \$1,181	0
3 BDRM	39	\$778 - \$1,352	0	\$774 - \$1,362	0
4 BDRM	48	\$860 - \$1,483	1	\$855 - \$1,498	0
5 BDRM	17	\$945 - \$1,664	0	\$939 - \$1,1681	0

PROJECT	# OF UNITS	RENT 10/1/2008	VACANT 10/1/2008	RENT 4/1/2009	VACANT 4/1/2009
VINEYARD COURT	50 UNITS	(408) 778-3237			
2 BDRM	50	\$1,775 - \$1,925	1	\$1675-\$1975	10
WILLOWS	20 UNITS*	(408) 842-5484			
2 BDRM	3	\$889 - \$918	0	\$619 - \$936	0
3 BDRM	9	\$911 - \$969	0	\$687 - \$1054	0
4 BDRM	8	\$1,192 - \$1,102	0	\$793 - \$1234	0
	1158		18 1.55% Vacant		26 2.25% Vacant

RENTS LISTED ARE ESTABLISHED FOR THE MONTH OF APRIL 2009 AND ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE OWNER/MANAGER'S POLICY

***Applicants must meet certain income limits to be eligible to rent one of these units. Call number listed for additional information.**

SENIOR HOUSING - BIANNUAL VACANCY SURVEY

April-09

PROJECT	# OF UNITS	RENT 10/1/2008	VACANT 10/1/2008	RENT 4/1/2009	VACANT 4/1/2009
SHADOWBROOK	27 UNITS	(408) 778-2504			
1 BDRM	21	\$825	0	\$825	0
2 BDRM.	6	\$1,100	0	\$1,100	1
SYCAMORE GLEN	20 UNITS*	(408) 842-5484			
STUDIO	6 units	30% of Income	0	30% of Income	0
1 BDRM	14 (1 Manager)		0		0
	47				

TOTAL SENIOR HOUSING UNITS LISTED ABOVE: 47

RENTS LISTED ARE ESTABLISHED FOR THE MONTH OF APRIL 2009 AND ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE OWNER/MANAGER'S POLICY

***Applicants must meet certain income limits to be eligible to rent one of these units. Call number listed for additional information.**



Memorandum

Public Works Department

Environmental Programs Division

Date: April 14, 2009

To: Planning Commission

From: Rebecca Fotu, Environmental Programs Coordinator

Cc: Jim Rowe, Planning Manger
Anthony Eulo, Environmental Programs Administrator
Jim Ashcraft, Public Works Director

Subject: Planning Commission's Participation in the Carbon Diet Club

The purpose of this memo is to encourage the members of the Planning Commission to form a Carbon Diet Club. On March 2nd, Mayor Tate sent a letter to all commissioners inviting them to join a Carbon Diet Club to lower community carbon emissions. Environmental Programs staff measured the community's carbon footprint in 2005 and the results indicated that the community emitted an estimated 300,000 tons of carbon dioxide. Ninety percent of these emissions stem from residential activities. To meet the State's reduction goal of reducing emissions to 1990 levels by 2020, residents will need to reduce their emissions 3-4 tons by 2020. Staff's goal is to enroll 4,400 households by 2012 in the "Lose 5,000 Pounds of Carbon in 30 Days" program to achieve reduction targets.

To participate in the program, 5-10 households form a Carbon Diet Club. A Carbon Diet Club lasts for 30 days, and the members meet face to face three times during the participation month. Each member calculates their greenhouse gas emissions and commits to reducing 5,000 pounds of their annualized emissions. During the meetings, three elements are addressed to reduce emissions: behavioral changes, household energy efficiency and engaging other community members. If participants attend all three of the meetings, they have an opportunity to receive a free home energy analysis valued at \$300-\$500.

If the Planning Commission forms a Carbon Diet Club, it will set an example for the rest of the community on the importance of reducing our community's carbon footprint. The commission's participation will also demonstrate that the program is not overly time consuming, because commission members' schedules are surely busy with planning duties. The Planning Commission could decide on three meeting dates within a 30 day period in order to complete the program.